



70727

11-03-93A10:56 RCVD

Vol. m93 Page 29003#01040565
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Conrad C. Koppenhafer
2914 Summers Lane
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WILLIAM B. BRATTON and SALLY A. BRATTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CONRAD C.
KOPPENHAFFER and LAQUITA I. KOPPENHAFFER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$38,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of October, 1993.

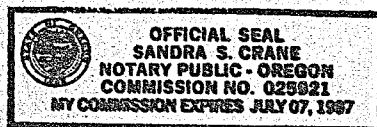
William B. Bratton
WILLIAM B. BRATTON

Sally A. Bratton
SALLY A. BRATTON

STATE OF OREGON, County of Klamath)ss.

On October 29th, 1993, personally appeared William B. Bratton
and Sally A. Bratton, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: March 22, 1997.



The N 1/2 N 1/2 S 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies on the West right of way line of Summers Lane, North 1 degree 14' West a distance of 495.8 feet and South 89 degrees 26' West a distance of 30 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: Continuing South 89 degrees 26' West a distance of 175 feet to an iron pin; thence North 1 degree 14' West a distance of 70 feet to an iron pin; thence North 89 degrees 26' East a distance of 175 feet to a point on the Westerly right of way line of Summers Lane; thence South 1 degree 14' East along the Westerly right of way line of Summers Lane a distance of 70 feet to the point of beginning.

CODE 41 MAP 3909-3DD TL 5800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of Nov. A.D., 19 93 at 10:56 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 29003.

FEB 35.00

Evelyn Biehn - County Clerk

By Barbara M. Miller

WDB
WAB