

WARRANTY DEED
MTC 31085 HF

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. COOPER and CHARLOTTE I. COOPER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK K. MAXWELL and KAREN S. MAXWELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30930 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 71,000.00.

XXXXXX
XXXXXX
XXXXXX
XXXXXX
XXXXXX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of November, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



ROBERT D. COOPER



Charlotte I. Cooper

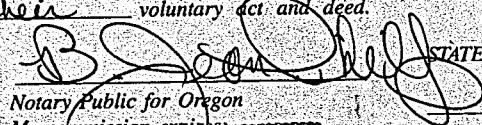
CHARLOTTE I. COOPER

STATE OF OREGON,
County of Klamath) ss.
November 5, 1993

Personally appeared the above named
ROBERT D. COOPER
CHARLOTTE I. COOPER

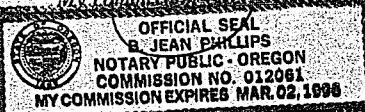
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My commission expires



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

, 19_____, by _____;

president, and by _____;

secretary of _____;

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires _____

(SEAL)

ROBERT D. COOPER and CHARLOTTE I. COOPER

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 10th

day of Nov, 19 93,

at 9:37 o'clock A M., and recorded

in book M93 on page 29710 or as

file/reel number 71090.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

GRANTOR'S NAME AND ADDRESS
RICK K. MAXWELL and KAREN S. MAXWELL
5901 ONYX AVENUE
KLAMATH FALL, OR 97603

SPACE RESERVED

FOR
RECORDERS USE

After recording return to:
RICK K. MAXWELL and KAREN S. MAXWELL
5901 ONYX AVENUE
KLAMATH FALL, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
RICK K. MAXWELL and KAREN S. MAXWELL
5901 ONYX AVENUE
KLAMATH FALL, OR 97603

NAME, ADDRESS, ZIP

Fee \$30.00

Evelyn Biehn, County Clerk

Recording Officer

By Doreen Millender Deputy