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11-18-93A10:00 RCVD

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WARRANTY DEED

#03040508
AFTER RECORDING RETURN TO:

WALTER W. JEROMA
ROBYN R. JEROMA
1022 APPLEWOOD STREET
KLAMATH FALLS, OR 97603

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

STANLEY A. HOPKINS and HELEN G. HOPKINS, husband and wife
hereinafter called GRANTOR(S), convey(s) to WALTER W. JEROMA and
ROBYN R. JEROMA, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The South 34.4 feet of Lot 52 and the North 42.8 feet of Lot 53,
OLD ORCHARD MANOR, in the County of Klamath, State of Oregon.

Code 1 Map 3809-34CB TL 3300

"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
\$64,900.00.

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 3RD day of October, 1993.
NOVEMBER

X Stanley A. Hopkins
STANLEY A. HOPKINS

X Helen G. Hopkins
HELEN G. HOPKINS

STATE OF CALIFORNIA, County of _____, ss.

On this _____ day of October, 1993.

Personally appeared the above named STANLEY A. HOPKINS and HELEN
G. HOPKINS and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:
Notary Public for California
My Commission Expires: _____

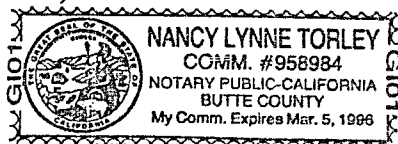
Notary Attachment To: Warranty Deed (Hopkins)

STATE OF CALIFORNIA)
) ss
COUNTY OF BUTTE)

On this 3rd day of November, in the year 1993, before me, a Notary Public, personally appeared STANLEY A. HOPKINS and HELEN G. HOPKINS
personally known to me
or
XXXX proved to me on the basis of satisfactory evidence to be

the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(SEAL)



Nancy Lynne Torley
Notary Public in and for
said County and State

My Commission Expires: March 5, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of November A.D., 19 93 at 10:00 o'clock A M., and duly recorded in Vol. 1993
of Deeds on Page 30509

FEE \$35.00

Evelyn Biehn County Clerk

By Evelyn Biehn