

6282

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:

JOHN E. WODTLI ET UX
15860 DAVIS AVE
LAPINE, OR 97739

Vol. 1195 Page 25201
KEY TITLE NO: K-48198
ESCROW NO: 27-23322
TAX ACCT. NO: 142777 & 142768
MAP NO: 231036-D-6300 6400

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHAEL D. HOOPES, LAWRENCE D. HOOPES AND GLENNA I. HOOPES Grantor,
conveys and warrants to:

JOHN E. WODTLI and VERNA M. WODTLI, husband and wife, Grantee,
the following described real property free of encumbrances except as
specifically set forth herein:

- PARCEL 1: LOT 131 IN BLOCK 1 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.
- PARCEL 2: LOT 132 IN BLOCK 1 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. TRANSMISSION LINE EASEMENT DATED SEPTEMBER 13, 1951 AND RECORDED
OCTOBER 9, 1951, IN VOLUME 250, PAGE 282, DEED RECORDS OF KLAMATH
COUNTY, OREGON.
3. MINERAL RIGHTS RESERVED IN DEED DATED OCTOBER 1966 AND RECORDED
OCTOBER 25, 1966, IN VOLUME M66, PAGE 11271, DEED RECORDS OF KLAMATH
COUNTY, OREGON.
4. EASEMENT DATED JUNE 12, 1972 AND RECORDED JUNE 30, 1972, IN VOLUME
M72, PAGE 7124, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. RESERVATIONS AND RESTRICTIONS IN DEDICATION AND ON THE PLAT OF SUN
FOREST ESTATES, TRACT 1060.
6. ARTICLES OF ASSOCIATION OF SUN FOREST ESTATE PROPERTY OWNERS DATED
SEPTEMBER 7, 1972 AND RECORDED SEPTEMBER 10, 1972, IN VOLUME M72,
PAGE 10581, DEED RECORDS OF KLAMATH COUNTY, OREGON.
7. BUILDING AND USE RESTRICTIONS FOR SUN FOREST ESTATES DATED MAY 8,
1972 AND RECORDED SEPTEMBER 10, 1972, IN VOLUME M72, PAGE 10585,
DEED RECORDS OF KLAMATH COUNTY, OREGON.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$10,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 8/29/95 day of _____, 1995.

GRANTOR(S):

X Michael D Hoopes
MICHAEL D. HOOPES

X Lawrence D Hoopes
LAWRENCE D. HOOPES

X Glenna I Hoopes
GLENNA I. HOOPES

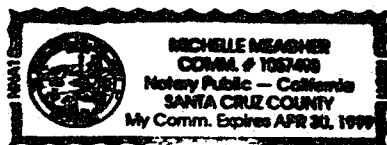
Signed By Glenna Hoopes
Attorney in fact.

09-18-95P03:24 RCVD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Santa Cruz
 On Aug 29, 1995 before me, Michelle Meagher, Notary Public
 personally appeared Michael D. Hoopes, Lawrence D. Hoopes, Glenna I. Hoopes,
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ 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 authorized 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.



WITNESS my hand and official seal.

Michelle Meagher
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: 8-29-95 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

* Glenna I. Hoopes is
Attorney in Fact for
Michael D. Hoopes.

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 18th day
 of Sept A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 25201

FEE \$35.00

By Bernetha G. Leisch, County Clerk