

19502

Until a change is requested all tax statements shall be sent to the following address: Charles R. Hopkins, Jr. 2524 Western Street Klamath Falls, OR 97603

WARRANTY DEED

LYNITA CACKA, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto CHARLES R. HOPKINS, JR., hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The E 1/2 of Lot 30, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, his heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$10,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of June, 1996.

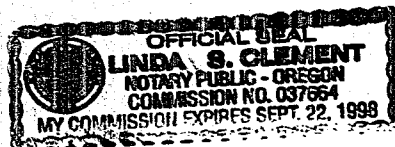
STATE OF OREGON)
) ss.
County of Klamath)

Before me this 10 day of June, 1996, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Linda S. Clement
Notary Public for Oregon
My Commission Expires: _____

(S E A L)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles R. Hopkins Jr. the 10th day of June A.D. 19 96 at 1:04 o'clock PM., and duly recorded in Vol. 16944 of Deeds on Page 16944

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 JUN 10 P1:04