

32302

MTC-40431-SD  
WARRANTY DEED

Vol. M97 Page 3342

DONALD J. HOPERICH and SUZANNE HOPERICH, who acquired title as SUSANNE HOPERICH, as tenants in common,  
Grantor(s) hereby grant, bargain, sell and convey to:  
AUDIE SOYLAND,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 23 IN BLOCK 2 OF TRACT 1096 - AMERICANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the 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.

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 and actual consideration for this conveyance is \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3120 SHIELD CREST DRIVE, KLAMATH FALLS, OR 97603

Dated this 3<sup>rd</sup> day of February, 19 97

DONALD J. HOPERICH

SUZANNE HOPERICH

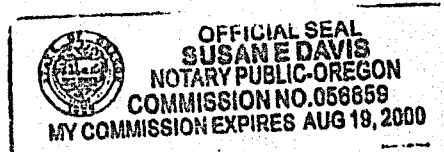
STATE OF OREGON

SS. FEBRUARY 3 19 97

COUNTY OF KLAMATH

Personally appeared the above named DONALD J. HOPERICH and SUZANNE HOPERICH

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Susan E. Davis

Notary Public for Oregon

My commission expires Aug. 19, 2000

ESCROW NO. MT40431-SD

Return to:

AUDIE SOYLAND  
3120 SHIELD CREST DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 4th day of February A.D., 1997  
at 11:13 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 3342

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.

Fee, \$30.00

97 FEB -4 AM:13