

33798

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES L. HOPE II AND LAWANDA Q. HOPE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

James L. Hope and Carol J. Hope, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Our 50% interest in property known as: The East 1/2 of the North West 1/4 of the South East 1/4 of the south East 1/4 of Section 13, Township 35, South Range 12 East Willamette Meridian, Consisting of five acres more or less. Excluding therefrom the Southernly 30 feet as a non-exclusive easement for ingress and egress.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 10,000.00

Howsoever the same may be hereafter claimed, the same shall not include any taxes, liens or other charges, which is the whole of the consideration for the property described herein. (See ORS 93.030.)

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 15 day of February, 1997; 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.

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.

James L. Hope II

Lawanda Q. Hope

STATE OF OREGON, County of) ss.

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of ORANGE
March 3, 1997, 19 97

Personally appeared the above named

JAMES L. HOPE II AND LAWANDA Q. HOPE

and acknowledged the foregoing instrument as a voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: MARCH 17, 2000

James L. Hope II

62 Berkley Ave.

Irvine, Calif. 92715

GRANTOR'S NAME AND ADDRESS

James L. & Carol J. Hope

43087 Barnhill Rd.

Hemet, Calif. 92544

GRANTOR'S NAME AND ADDRESS

After recording return to:

James L. Hope

43087 Barnhill Rd.

Hemet, Calif. 92544

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James L. Hope

43087 Barnhill Road

Hemet, Calif. 92544

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of March, 19 97, at 3:08 o'clock P.M., and recorded in book/reel/volume No. M97 on page 6430 or as fee/title/instrument/microfilm/reception No. 33798, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Katherin Ross Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00