

NS

35467

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STATE OF OREGON  
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of April, 1997, at 2:12 o'clock P.M., and recorded in book/reel/volume No. M97 on page 9978 and/or as fee/file/instrument/microfilm/reception No. 35467, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Douglas Mueland, Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DONALD J. HOPERICH AND SUZANNE HOPERICH

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ERIC H. SPIESS AND MELADEE DODDS DBA M & E ENTERPRISES OF GALT

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lots 2, 4, 5, and 6 of Block 3, Tract 1096 Americana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

97 APR -4 P2:12

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state): SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage,

, and that grantor will warrant and forever defend the 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 \$ 84,000.00. (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 6th day of March, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

97.1.11  
Suzanne Hoperich

STATE OF OREGON, County of Klamath ) ss.

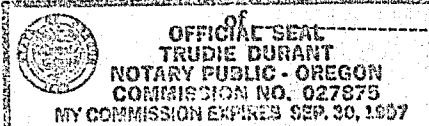
This instrument was acknowledged before me on 3/6/97, 1997,

by Donald J. Hoperich & Suzanne Hoperich

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_.



Trudie Durant  
Notary Public for Oregon  
My commission expires September 30, 1997

30 OK