

of \_\_\_\_\_ on Page \_\_\_\_\_  
 of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_  
 filed for record at request of \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: 22'

'97 JUL 10 AIO:54

FORM No. 703 - WARRANTY DEED.

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NABB

40828

WARRANTY DEED

Vol. M97 Page 21593

*KNOW ALL MEN BY THESE PRESENTS, That Grant Allen Coppedge, an undivided one-third interest as his sole property, Bryan Robert Coppedge, an undivided one-third interest as his sole property and Karen Ann Wallis, an undivided one-third interest as her sole property, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath County, a Public Corporation of the State of Oregon, hereinafter called the 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: \*divided one-third interest as her sole property\**

A parcel of land, for road right of way purposes, situated in the NW1/4 SW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being a portion of the E1/2 of Tract 12 of the "Supplemental Plat of Altamont Ranch Tracts", a recorded subdivision and a portion of Parcels 1 & 2 of that property described in Deed Volume M96, Page 12682 both on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the E1/2 of Tract 12, of said "Supplemental Plat of Altamont Ranch Tracts"; thence S 00° 11' 33" E, along the West line of said E1/2 of Tract 12, 276.82 feet to a 5/8" iron pin on the existing Northerly right of way line of Bristol Avenue which is the true point of beginning; thence N 89° 58' 02" E, along the said existing Northerly right of way line, 660.52 feet to the East line of said E1/2 of Tract 12; thence N 00° 04' 41" W - 10.00 feet to a 5/8" iron pin; thence S 89° 58' 02" W - 660.54 feet to a 5/8" iron pin; thence S 00° 11' 33" E - 10.00 feet to the point of beginning. Said parcel contains 0.15 acres more or less. Bearings and distances for this description are based on Survey #6028 on file in the Klamath County Surveyor's Office.

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ Donation (Here comply with ORS 93.030.)

Coppedge's & Wallis  
 2039 D Campus Drive  
 Medford, OR 97504

Grantor's Name and Address

Klamath County  
 403 Pine Street, Suite 300  
 Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
 Klamath County Public Works  
 3735 Shasta Way  
 Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):  
 Klamath County  
 403 Pine Street, Suite 300  
 Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_, \_\_\_\_\_, Deputy.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

To Have and to Hold the same unto the 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

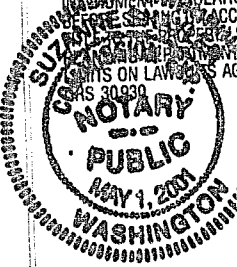
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

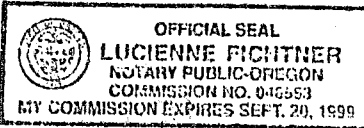
In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY OFFICIALS TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAND USES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN

Grant Allen Coppedge  
Grant Allen Coppedge  
Bryan Robert Coppedge  
Bryan Robert Coppedge  
Karen A. Wallis  
Karen Ann Wallis



STATE OF OREGON, County of Jackson ss. may 23, 1997,  
This instrument was acknowledged before me on \_\_\_\_\_  
by Karen A. Wallis  
This instrument was acknowledged before me on June 25, 1997,  
by Suzanne C. Sharpe Clark County, Vancouver, WA  
as Suzanne C. Sharpe  
of exp. date 5/1/2001



Lucienne Fichtner  
Notary Public for Oregon  
My commission expires 9-20-99

STATE OF OREGON: COUNTY OF KLAMATH : ss.  
Filed for record at request of \_\_\_\_\_ Klamath County, Public Works the 10th day  
of July A.D., 19 97 at 10:54 o'clock A.M., and duly recorded in Vol. M97  
of \_\_\_\_\_ Deeds on Page 21593  
FEE No Fee  
By Bernetha G. Letsch, County Clerk  
Kathleen Ross