

HERBERT R. HAHN and IDA L. HAHN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
LORIE COPE and STIVE COPE, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1985 MANZANITA ST., KLAMATH FALLS, OR 97601

Dated this 17 day of JULY 1997

Herbert R. Hahn
HERBERT R. HAHN

Ida L. Hahn
IDA L. HAHN

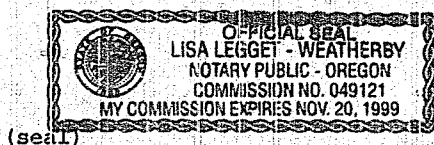
STATE OF OREGON

SS. JULY 17 19 97

COUNTY OF KLAMATH

Personally appeared the above named HERBERT R. HAHN AND IDA L. HAHN

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT42009-LW

Return to:

LORIE COPE
1985 MANZANITA ST.
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The portion of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Northerly line of Manzanita Street, 50 feet in a Southwesterly direction from the most Easterly corner of Lot 6 in said Block 35, and running thence Northwesterly parallel with Pacific Terrace 100 feet to the Northerly line of Lot 5 in said Block 35; thence Southwesterly along the Northerly line of said Lot 5, 50 feet; thence Southeasterly parallel with Pacific Terrace 100 feet to the Northerly line of Manzanita Street; thence Northeasterly 50 feet to the place of beginning, being the central 50 feet of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 22nd day
of July A.D., 19 97 at 3:26 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 23115.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Row