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STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ATC 0204788C

Filed for record at request of:

AFTER RECORDING RETURN TO:
BRENDEN J. BAIRD
5721 MILBERT AVE.
KLAMATH FALLS, OREGON 97603

Aspen Title & Escrow
on this 2nd day of July A.D. 1998
at 3:08 o'clock PM and duly recorded
in Vol. M98 of Deeds Page 23576

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Ross

Fee, \$30.00

Deputy

REYNOLD D. COPE and GEORGIA C. COPE husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
BRENDEN J. BAIRD hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 16, Block 5, Tract 1003 THIRD ADDITION TO MOYINA, in the
County of Klamath, State of Oregon.

Code 141 Map 3809-36DC TL 1700

"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 FEET 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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$85,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 21st day of July 1998.

Reynold D. Cope
REYNOLD D. COPE

Georgia C. Cope
GEORGIA C. COPE

STATE OF OREGON, County of Klamath)ss.

On July 1st, 1998, personally appeared Reynold D. Cope and
Georgia C. Cope who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 05/31/2002

