

66183

MTC 45589-MS
WARRANTY DEEDVol. m98 Page 33662

RANDALL L. NUNES and DEBRA J. NUNES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT W. GOPPERT and KEVI R. GOPPERT, 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:

LOTS 7 AND 8, BLOCK 36, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER
ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 8512 Mc Laughlin Lane, Klamath Falls, OR 97601

Dated this 11th day of SEPTEMBER, 19 98

Randall L. Nunes
RANDALL L. NUNES

Debra J. Nunes
DEBRA J. NUNES

STATE OF OREGON

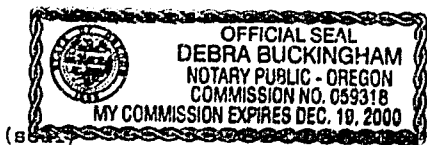
SS. SEPTEMBER 11 19 98

COUNTY OF KLAMATH

Personally appeared the above named _____

RANDALL L. NUNES AND DEBRA J. NUNES

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Debora Buckingham
Notary Public for OREGON

My commission expires 12-19-2000

ESCROW NO. MT45589-MS

Return to:

ROBERT W. GOPPERT
8512 Mc Laughlin Lane
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 11th day of September A.D., 1998
at 3:27 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 33662

Bernetha G. Letsch, County Clerk

By Debra M. Mulenbarger

Fee, \$30.00

Deputy.