

67124

'98 SEP 30 P3:36

MTC 45981 - Vol. M98 Page 36021
WARRANTY DEED

BILL M. WINCHELL and DORA J. WINCHELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD E. COOPER and LYNNE E. MATUK COOPER, as tenants by the entirety,
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 11, 13 AND 14 IN BLOCK 2 OF JUNIPER 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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 519 NORTH ELDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 30th day of Sept, 1998

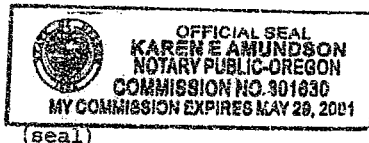
Bill M. Winchell
BILL M. WINCHELL

Dora J. Winchell
DORA J. WINCHELL

STATE OF Oregon
COUNTY OF Klamath SS. Sept 30 19 98

Personally appeared the above named Bill M. Winchell &
Dora J. Winchell

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-28-01

ESCROW NO. MT45981-KC

Return to:

RICHARD E. COOPER
919 NORTH ELDORADO AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 30th day of September A.D. 1998
at 3:36 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 36021

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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