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MTC 46169-MS

WARRANTY DEED

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LEE S. HOPPER AND MELINDA J. HOPPER, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 50% INTEREST, AND JOHN H. LINDELL, TRUSTEE OF THE J.H. LINDELL & COMPANY PROFIT SHARING AND TRUST PLAN, AS TO AN UNDIVIDED 50% INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SUSANN SPRATT,
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:

LOT 13 IN BLOCK 3, TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, 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 \$ 23,350.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1781 QUAIL RIDGE, KLAMATH FALLS, OR 97601

Dated this 23rd day of October, 1998

Lee S. Hopper
LEE S. HOPPER

Melinda J. Hopper
MELINDA J. HOPPER

TRUSTEE OF THE J.H. LINDELL & CO. TRUST

BY:

John H. Lindell
JOHN H. LINDELL

TRUSTEE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 23, 1998

by Lee S. Hopper and Melinda J. Hopper, individually AND John H. Lindell

as Trustee

of J.H. Lindell & Company Profit Sharing and Trust Plan

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

SUSANN SPRATT
1781 QUAIL RIDGE
KLAMATH FALLS, OR 97601

Amerititle

on this 26th day of October A.D., 1998
at 10:59 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 39063

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.