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ASPEN 2198/V

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that MERVIN C. HILEY and LEONA M. HILEY, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROBERT DALE HOPPER and KIMBERLY LYNN HOPPER, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The West 37.5 feet to Lot 9, and the East 25 feet of Lot 8, Block 43, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

SUBJECT TO: 1995-1996 real property taxes, a lien but not yet payable. Regulations, including levies, liens and utility assessments of the City of Bonanza; City liens, if any, of the City of Bonanza; conditions, restrictions, easements and assessments, as shown on the recorded plat of Grandview Addition to Bonanza. Subject to: 1995-1996 real property taxes, a lien but not yet payable. CODE 11 MAP 3911-10BC TL 3060

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 paid for this transfer, stated in terms of dollars, is \$45,000.00.

R.D.H. This property is sold in "as is" condition without warranties to the condition of the property.

K.L.H. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

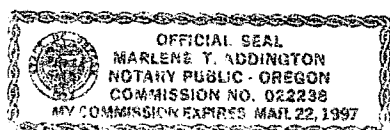
IN WITNESS WHEREOF, We have hereunto set our hands and seals this 14th day of July, 1995.

Mervin C. Hiley
Mervin C. Hiley

Leona M. Hiley
Leona M. Hiley

STATE OF OREGON)
County of Klamath) SS Dated: July 14, 1995.

Personally appeared the above named Mervin C. Hiley and Leona M. Hiley and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Marlene Y. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

After recording return to:
Robert Hopper
P.O. Box 435
Bonanza, Oregon 97623

Until a change is requested,
send all tax statements to:

STATE OF OREGON)
County of Klamath) SS
I certify that the within instrument was
received for record on the 16th day of
February, 19 99, at 10:46 o'clock
A.M., and recorded in book M99 on page
page 5242 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Linda Smith, County Clerk
BY Ruth Ann K. [Signature] Deputy

Fee: \$30.00