

WARRANTY DEED

ASPEN TITLE ESCROW NO.: 02140110

AFTER RECORDING RETURN TO
MR. & MRS. CHUDOSA

534 Pacific Terrace
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 5/14/99, at 3:41 PM
at the referenced page, Vol. M99
Linda Smith, County Clerk
Fee \$ 30.-

Linda Smith

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

JAMES W. COPELAND and GLORIA A. COPELAND, hereinafter called
GRANTOR(S), convey(s) and warrants to JEFFREY W. CHUDOSA and
ELIZABETH H. CHUDOSA, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lots 1 and 2, Block 36, MIT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3802-288C TAX LOT 7340
CODE 1 MAP 3802-288C TAX LOT 7400

"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 30.390"

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, 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
\$179,000.00.

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 14th day of May, 1999.

James W. Copeland
JAMES W. COPELAND

Gloria A. Copeland
GLORIA A. COPELAND

STATE OF OREGON, County of Klamath)ss.

On May 14, 1999, personally appeared the above named James W.
Copeland and Gloria A. Copeland and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: *Trisha L. Powell*
Notary Public for Oregon
My Commission Expires 10/14/2002

