

2000 JAN 13 PM 3:49

MTC 49825-MS  
WARRANTY DEED

Vol MOO Page 1279

CHRISTINE S. MORGAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RICKEY E. HOPPER and JOAN E. HOPPER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-003DA-01900-000 528548

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 73,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3947 BOARDMAN AVENUE, KLAMATH FALLS, OR 97603

Dated this 10<sup>th</sup> day of January, 2000.

Christine S. Morgan  
CHRISTINE S. MORGAN

State of Alaska  
County of \_\_\_\_\_

This instrument was acknowledged before me on Jan 10, 00 by  
CHRISTINE S. MORGAN.

[Signature]  
(Notary Public)  
My commission expires 8-24-03

ESCROW NO. MT49825-MS

Return to:

RICKEY E. HOPPER  
3947 BOARDMAN AVENUE  
KLAMATH FALLS, OR 97603

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**1280**

That portion of Tract No. 5 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Northwesterly corner of Tract No. 5; thence South along West line of said Tract, 245.6 feet; thence East along the South line of said Tract, 80 feet; thence North and parallel with the East line of said Tract to the North line of Tract No. 5; thence Northwesterly along the North line of said Tract No. 5 to the place of beginning.

**State of Oregon, County of Klamath**  
Recorded 1/13/00, at 2:49 p m.  
In Vol. M00 Page 1279  
**Linda Smith,**  
County Clerk      Fee \$ 26<sup>00</sup>