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200 FEB 23 AM 10:47

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ..... CHRISTY K. SCOTFIELD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ..... WILLIAM A. COPLEN

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in ..... Klamath ..... County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION  
EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances .....

..... and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00 .....

ⓈHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ(The sentence between the symbolsⓈ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of November, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Christy K. Scofield

STATE OF OREGON, County of ..... ) ss.

This instrument was acknowledged before me on ..... 1994,

by ..... CHRISTY K. SCOTFIELD

This instrument was acknowledged before me on ..... 19,

by .....

as .....

of .....

See attached

Notary Public for Oregon

My commission expires .....

CHRISTY K. SCOTFIELD

P.O. Box 375

Arbuckle, CA 95912

Grantor's Name and Address

WILLIAM A. COPLEN

26621 Johnson Street, Rocky Point

Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bradford J. Aspell, Esq.

122 South Fifth Street

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

William A. Coplen

26621 Johnson Street, Rocky Point

Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

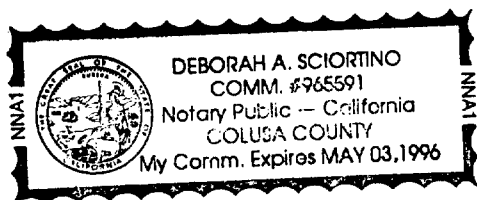
State of Oregon, County of Klamath  
Recorded 2/23/00, at 10:47 a.m.  
In Vol. M00 Page 5551  
Linda Smith,  
County Clerk Fee \$ 31.00

**EXHIBIT "A"**

Lot 187, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the Office of the County Recorder of Klamath County, Oregon, together with the right to use water from well located on Lot 188 and the right to construct, cover and maintain water pipe at its connection to said well as set out in Instrument recorded in Volume M-66, Page 8661, Microfilm Records of Klamath County, Oregon, Klamath County Tax Account 3606-003BD-06500, subject to agreement recorded March 7, 1988 in Volume M-88, Page 3210, Microfilm Records of Klamath County, Oregon, between the Estate of Leland Lincoln Thrapp, as vendor, who subsequently assigned interest to Susan M. Kerber and Daisy Dell Bishop, and Richard D. and Debbie Miranda, husband and wife, as vendees, which grantees herein agree to assume and pay in full and excepting all encumbrances of record and all easements apparent upon the land as of the date of this Contract.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**State of CaliforniaCounty of ColusaOn 11/21/94 before me, Deborah A. Sciortino, Notary Public,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Christy K. Scofield,  
NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Deborah A. Sciortino*  
SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
 NAME OF PERSON(S) OR ENTITY(IES)

**DESCRIPTION OF ATTACHED DOCUMENT**

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE