

'01 MAR 29 AM 11:57

MT53175-PS
WARRANTY DEED

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DONALD J. HOPERICH and SUZANNE HOPERICH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY B. DRAKE and JANICE L. DRAKE, 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:

Lot 1 in Block 2, TRACT NO. 1096 - AMERICANA, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

MAP #3909-014DA-03600

KEY #575121

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 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 24, KENO, OR 97627

Dated this 29 day of March, 2001

Donald J. Hoperich
DONALD J. HOPERICH

Suzanne Hoperich
SUZANNE HOPERICH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 29, 2001 by
DONALD J. HOPERICH AND SUZANNE HOPERICH.

Sumara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53175-PS

Return to:

JEFFREY B. DRAKE
PO BOX 24
KENO, OR 97627

State of Oregon, County of Klamath
Recorded 03/29/01, at 11:57 m.
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Linda Smith,
County Clerk Fee \$ 21.00