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'02 OCT 30 AM 8:44

STATE OF OREGON,

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Edward J. Hepokoski

131 Charles Way

Sequim, Washington 98382

Grantor's Name and Address

~~Douglas L. & Betty J. London~~

P.O. Box 1085

Chiloquin, Oregon 97624

Grantee's Name and Address

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

~~Douglas and Betty London~~

P.O. Box 1085

Chiloquin Or 97624

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

~~Douglas and Betty London~~

P.O. Box 1085

Chiloquin OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 10/30/2002 8:44 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ~~Edward J. Hepokoski, a single man~~hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ~~Douglas L. and Betty J. London, Husband and Wife~~ *EA* *BJ* *DL*hereinafter called 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:

A tract of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 34, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 179 feet to the point of beginning; thence continuing South along Lalakes Avenue, 71 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 74.05 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being Lot 60 and the Southerly portion of Lot 59 of unrecorded SPINKS ADDITION.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

_____, 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 \$ 50,340.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration.~~ (The sentence between the symbols Φ , 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 on _____; if grantor is a corporation, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Edward J. Hepokoski

STATE OF ~~WASHINGTON~~ OREGON, County of CLALLAM ss.

This instrument was acknowledged before me on October 07th 2002 by Edward J. Hepokoski

This instrument was acknowledged before me on _____

by _____

as _____

Notary Public
State of Washington
W.L. SCHAEFFER
MY COMMISSION EXPIRES
JAN. 18, 2005

W.L. Schaeffer
Notary Public for Oregon Washington
My commission expires 01-18-05

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