



MT58622-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BRYAN C. IRWIN

1985 MANZANITA STREET

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

BRYAN C. IRWIN

1985 MANZANITA STREET

KLAMATH FALLS, OR 97601

Escrow No. MT58622-KR

Title No.

Vol M02 Page 63329

State of Oregon, County of Klamath

Recorded 11/01/2002 2:57 p m.Vol M02, Pg 63329

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 NOV 1 PM 2:57

WARRANTY DEED

LORIE COPE and STEVE COPE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRYAN C. IRWIN

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:

EXHIBIT A"
LEGAL DESCRIPTION

The portion of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:
Beginning at a point on the Northerly line of Manzanita Street, 50 feet in a Southwesterly direction from the most Easterly corner of Lot 6 in said Block 35, and running thence Northwesterly parallel with Pacific Terrace 100 feet to the Northerly line of Lot 5 in said Block 35; thence Southwesterly along the Northerly line of said Lot 5, 50 feet; thence Southeasterly parallel with Pacific Terrace 100 feet to the Northerly line of Manzanita Street; thence Northeasterly 50 feet to the place of beginning, being the central 50 feet of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

KEY #217063

3809-028BC-05500-000

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.

The true and actual consideration for this conveyance is \$ 78,000.00.

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.

Dated this 30 day of October, 2002

Lorie Cope
LORIE COPE

Steve Cope
STEVE COPE

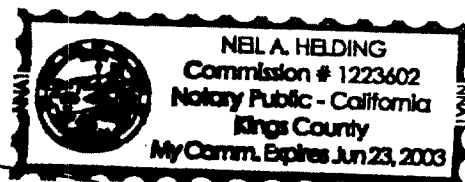
STATE OF CALIFORNIA

COUNTY OF Klamath

On October 30, 2002 before me, Neil A. Holding ss.
personally appeared LORIE COPE AND STEVE COPE 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 executed the same in authorized capacity(ies), and that by 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.

Signature



21.00 M