

NARS

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Terry Dean Hopper

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES c/c  
Douglas FRIEND

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:

Block 31, Lot 49, of the 4th Addition to Nimrod River Park as shown on map in official records of said County

State of Oregon, County of Klamath  
Recorded 08/19/2003 12:03 pm  
Vol M03 Pg 60598-99  
Linda Smith, County Clerk  
Fee \$ 260 # of Pgs 2

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ 3,200 (Here comply with ORS 93.030.)

TERRY DEAN HOPPER  
115 EYE ST  
SAN RAFAEL CA 94901  
Grantor's Name and Address

Grantee's Name and Address

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

JAMES Douglas FRIEND  
P.O. Box 456  
Alton, IL 62002

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

as above

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

03 AUG 19 PM 12:03

26CA



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 above granted 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.

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 19<sup>th</sup> day of August, 2003; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

*[Signature]*

STATE OF OREGON, County of Klamath, ss. 2003  
This instrument was acknowledged before me on August 19<sup>th</sup>, 2003,  
by Darryl Dean Roper  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*[Signature]*

Notary Public for Oregon

My commission expires \_\_\_\_\_