

68-713 BAP

FORM No. 762—SPECIAL WARRANTY DEED.

23845

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.,
a single man, 700 Ridge Drive, Glendale, California

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RICHARD R. KOPCZAK, a single man, Box 3102 Terminal Is. Sta.,
San Pedro, California 90731

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

TOWNSHIP 38 South, Range 14 East, W.M.

Section 5: East $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and
Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and
Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$. (25 acres)

This conveyance is subject to 30' wide easement for public road along
the southerly and easterly boundry and subject to: reservations and
restrictions of record, easements and rights of way of record, and
those apparent on the land.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2250.00
~~However, the actual consideration for this transfer includes other property of value given or promised which is
part of the consideration indicated herein.~~

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 29th day of April, 1968.

George A. Pondella Jr.

California
STATE OF OREGON County of Los Angeles ss. April 29, 1968.
Personally appeared the above named George A. Pondella Jr.

and acknowledged the foregoing instrument to be his voluntary act and deed.



OFFICIAL SEAL
ALICE M. LINDER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 10, 1968

Before me: Alice M. Linder
Notary Public for Oregon California
My commission expires June 10, 1968

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

GEORGE A. PONDELLA JR.

TO
RICHARD R. KOPCZAK

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

AFTER RECORDING RETURN TO

*Richard Kopczak
Box 3102 Terminal Is. Sta.
San Pedro, Calif.
90731*

Fee 1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
18 day of June, 1968,
at 2:38 o'clock PM., and recorded
in book M-68 on page 5435.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk

Beulah J. Myrtle
Title