

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.,
CHILD, OREGON

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by RICHARD R. KOPCZAK, Long Beach, California

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

TOWNSHIP 36 South, Range 10 East, W.M.

Section 20: Northeast 1/4 of Southeast 1/4. (140 acres)

This conveyance is made subject to easements, rights of way of record, those apparent on
the land and Grantor reserves an easement for joint user roadway and all other roadway
purposes over and across a 30 ft. wide strip of land lying east of adjoining and parallel
to the westerly boundary.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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
as hereinabove set forth

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 6,200.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 7th day of July, 19 72.

George A. Pondella Jr.

STATE OF OREGON, County of Klamath) ss. July 7th, 19 72

Personally appeared the above named

GEORGE A. PONDELLA JR.

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

Before me: Hewitt Markwardt

Notary Public for Oregon

My commission expires Apr 11 - 1974

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

GEORGE A. PONDELLA JR.

TO

RICHARD R. KOPCZAK

AFTER RECORDING RETURN TO

Richard R. Kopczak
2680 Drury Ave
Long Beach, Calif
90806

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
25 day of JULY, 19 72,
at 10:41 o'clock A. M., and recorded
in book M 72 on page 8082

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Dargil Deputy

26-237

JUL 25 10 41 AM 1972