

10275

Vol. *M* Page 2148

KNOW ALL MEN BY THESE PRESENTS, That Richard R. Kopczak  
2680 Daisy Avenue, Long Beach, California 90806

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Thomas P. Flood, Jr. and Jill D. Flood  
5415 Killdee Street, Long Beach, California 90808

, hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantor 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 37 SOUTH, RANGE 12 EAST, W.M.  
Section 4: South,  $\frac{1}{2}$  of Government Lot #4. (20 acres)

This conveyance is made subject to easements, rights of way of record  
and 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 laying 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

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 \$3,000.00  
① However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which) ②

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 13<sup>th</sup> day of February, 1976

California  
STATE OF OREGON, County of Los Angeles ) ss.  
Personally appeared the above named Richard R. Kopczak

*Richard R. Kopczak*

Feb 13, 1976

and acknowledged the foregoing instrument to be his voluntary act and deed.  
OFFICIAL SEAL  
BOB R. M. STONE  
NOTARY PUBLIC-CALIFORNIA  
LOS ANGELES COUNTY  
My Commission Expires Feb. 13, 1976

Before me: *Bob R. M. Stone*  
Notary Public for Oregon  
My commission expires 2-13-76

NOTE—The space between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.  
2002 Pacific Ave., Long Beach, CA. 90806

WARRANTY DEED

Richard R. Kopczak

TO

Thomas P. Flood, Jr.

Jill D. Flood

AFTER RECORDING RETURN TO

Mr. & Mrs Thomas P. Flood, Jr.  
5415 Killdee Street  
Long Beach, Calif. 90808

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

FEE \$ 3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
17th day of FEBRUARY, 1976,  
at 3:09 o'clock P.M., and recorded  
in book M 76 on page 2148  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Hazel Drake* Deputy

76 FEB 17 PM 3 09

76 FEB 17 PM 3 10

633

9830