

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. KOPCZAK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANFORD A. MELTZER and SUSAN MELTZER, husband and wife, as to an undivided 1/2 ***, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 12 East of the Willamette Meridian.

***interest, and GERALD H. RIZZA, a married man, as his sole and separate property as to an undivided 1/2 interest, all as tenants in common.

(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 covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record

and that 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 paid for this transfer, stated in terms of dollars, is \$ 3,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of April, 19 78; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Richard R. Kopczak

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 10, 19 78

Personally appeared the above named Richard R. Kopczak

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. Sanford A. Meltzer & Mr. Gerald H. Rizza, 15154 W. Huntington St. Van Nuys, CA 91411

When a change is requested off this statement shall be sent to the following address.

As above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of April, 19 78, at 10:36 o'clock A.M., and recorded in book M78 on page 6822 or as file/roll number 46013

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha S. Helch Recording Officer Deputy

Fee \$3.00

78 APR 19 AM 10 36

300