

01-11187

A-29262

1-1-74

47831

WARRANTY DEED

Vol. M78 Page 9468

KNOW ALL MEN BY THESE PRESENTS, That

ALEX KOZAK and KATHERINE L. KOZAK, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED L. RUECK, 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:

Lot 2 in Block 27 of Buena Vista Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 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 \$5,000.00

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 @, if not applicable, should be deleted. See ORS 93.940.)

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 2nd day of May, 1978; 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.

(If executed by a corporation, affix corporate seal)

Alex Kozak
Katherine L. Kozak

STATE OF OREGON, County of Klamath, May 2nd, 1978

STATE OF OREGON, County of Klamath, 1978

Personally appeared... 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...

Personally appeared the above named ALEX KOZAK and KATHERINE L. KOZAK, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 9-17-78

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

ALEX KOZAK and KATHERINE L. KOZAK 29830 Lakeview Nuevo, Calif. 92367

Fred Rueck 3936 Austin St. Klamath Falls, Oregon 97601

After recording return to: Grantee named above

Until a change is requested all tax statements shall be sent to the following address: Grantee named above

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1978, at 3:42 o'clock P.M., and recorded in book M78 on page 9468 or as file/reel number 47831 Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. U. Milne Recording Officer
By Kenneth J. Siboth Deputy

Fee \$3.00