

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 Richard A. Landgraff and Julia Landgraff, husband and wife
8534 Rose Street, Bellflower, California 90706

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 35 South, Range 12 East, W.M.

Section 7, Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (20 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 laying west of adjoining and parallel to the
Easterly 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 \$ 2,500.00

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 6 day of SEP 1978.

Richard R. Kopczak

CALIF
STATE OF OREGON, County of ORANGE ss.
Personally appeared the above named RICHARD R. KOPCZAK SEP 6, 1978

and acknowledged the foregoing instrument to be HIS voluntary act and deed.
Before me: G. E. RING
Notary Public for Oregon CAL
My commission expires 6-28-1980
NOTE: If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Richard R. Kopczak

TO

Richard A. Landgraff and
Julia Landgraff

AFTER RECORDING RETURN TO

Richard and Julia Landgraff
3503 Lajara
Long Beach, Calif. 90805

No.

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
17th day of January 1979,
at 2:44 o'clock P. M., and recorded
in book M79 on page 1445
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

Title.

By [Signature] Deputy

Fee \$3.00