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M-19696-38
WARRANTY DEED (INDIVIDUAL)M
Vol. 79 Page 20304

RICHARD R. KOPCZAK

PHILIP ARTHUR WIEDRICK, JR. and VEEVA JEAN WIEDRICK, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

The N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 27, Township 34 South, Range 7 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Taxes for the year 1979-80 are now a lien but not yet payable.
 - 2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
 - 3) Reservations and restrictions, including the terms and provisions thereof, contained in Land Status Report recorded October 14, 1958 in Book 304 at page 636, Deed Records.
 - 4) Reservations of $\frac{1}{4}$ of all minerals, including the terms and provisions thereof, as disclosed by instrument recorded May 19, 1970 in Book M-70 at Page 3980.
 - 5) Reservation of an easement 30 feet wide along North boundary for joint user roadway as disclosed by Warranty Deed dated February 16, 1979, recorded February 20, 1979 in Book M-79 at Page 3868.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,500.00

Dated this 8th day of August, 1979.

Richard R. Kopczak

STATE OF OREGON, County of Klamath) ss.

Dated on this 9th day of August, 1979 personally appeared the above named
Richard R. Kopczak and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Darlene L. Addington
Notary Public for Oregon

My commission expires: March 22, 1981

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
& Tax Statements:
Mr. & Mrs. Philip Arthur Wiedrick
4519 Knoxville Avenue
Lakewood, CA 90713

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 27th day of August, 1979
at 10:45 o'clock A.M. and recorded in book M79
on page 20304 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha Hitch Deputy

Fee \$3/50