

74068

T/A 38-19321-S

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 22110

RICHARD R. KOPCZAK

hereinafter called grantor, convey(s) to  
J. P. ZAFFARANO and J. M. ZAFFARANO, Husband and Wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as shown on attached exhibit "A"

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

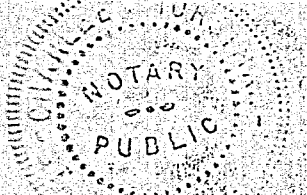
The true and actual consideration for this transfer is \$ 9,500.00.\*

Dated this 4th day of September, 19 79.

Richard R. Kopczak  
 RICHARD R. KOPCZAK

STATE OF OREGON, County of Klamath ) ss.

On this 4th day of September, 19 79 personally appeared the above named  
Richard R. Kopczak and acknowledged the foregoing  
 instrument to be his voluntary act and deed.



Before me:

Charles Horstman  
 Notary Public for Oregon

My commission expires: 8-27-82

\* 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)

KOPCZAK

TO

ZAFFARANO

After Recording Return to &amp; Taxes:

Mr. & Mrs. J. P. Zaffarano  
 41987 Palm Avenue  
 Fremont, CA 94538

STATE OF OREGON, )

) ss.

County of )

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

Lot 7, Block 4, Tract No. 1021, WILLIAMSON RIVER KNOLL, 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. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from the United States of America, recorded January 19, 1961 in Book 326 at page 589, Deed Records, including the Reservation of all subsurface rights, except water.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Williamson River Knoll.

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 17, 1971 in Book M-71 at Page 8617.

5. Trust Deed, dated August 15, 1979, recorded August 23, 1979 in Book M-79 at Page 20162 to Jack T. Jamar, which grantees herein do not assume and agree to pay and grantor holds grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of September A. D. 1979 at 3:29 clock P. M., and

is duly recorded in Vol. M79, of Deeds on Page 22110

Wm D. MILNE, County Clerk

By Lernetha D. Leitch

Fee \$7.00