

87268

WARRANTY DEED

Vol. 1780 Page 13690



KNOW ALL MEN BY THESE PRESENTS, That NORRIS INSELMAN and BERNICE V. INSELMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD R. KOPOZAK, 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:

Those parts of Government Lots 17 and 24 Section 33, Township 35 South, Range 7 East of the Willamette Meridian, lying West of the Dalles-California Highway and East of the right of way of the Southern Pacific Company.

Except the Following:

Starting at the East Quarter section corner of said Section 33; thence South 0°28'45" West along the East line of said Section 1314.0 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section, being also the Southeast corner of Lot 24 of said Section and being also 14.69 feet distant Easterly from (when measured at right angles to) the relocated center line of the Dalles-California Highway at Engineers Station 1137 + 25.9; thence South 89°54'15" West along the South Boundary of said Lot 24 a distance of 65.63 feet to the West right of way line of said Highway and the true beginning point of this description; being also 50 feet distant Westerly from

(CONTINUED ON REVERSE) (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 \$ 38,500.00. 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 93.030.)

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 22nd day of July, 1980; 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)

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss. July 22, 1980

Personally appeared the above named

Norris Inselman and Bernice V. Inselman

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

(OFFICIAL SEAL)

Before me, Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard R. Kopczak

P. O. Box 361

Chiloquin, Or. 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of July, 1980, at 10:00 o'clock A.M., and recorded in book/reel/volume No. 1780 on page 13690 or as document/fee/file/instrument/microfilm No. 13690. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

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(when measured at right angles to) Engineers Station 1137 + 37.0; thence from said true beginning point South 89°54'15" West 234.0 feet to the Easterly right of way line of the Southern Pacific Railroad; thence North 10°18'23" West along said R.R. line 550 feet more or less; thence North 89°54'15" East 236.6 feet to the Westerly right of way line of the said Highway; thence South 9°32' East along said right of way line 548.0 feet, more or less, to the true point of beginning.

SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Point Irrigation District.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
4. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
5. An easement created by instrument, including the terms and provisions thereof, Dated: November 22, 1976, Recorded: January 31, 1977, in Volume M77, Page 1743, Klamath County Microfilm Records, In Favor Of: Klamath Petroleum Distributors, Inc., For: A perpetual non-exclusive roadway easement 1978 in Volume M78, Page 19178, Klamath County Microfilm Records. The above easement was corrected by instrument recorded August 30, 1978 in Volume M78, Page 19178, Klamath County Microfilm Records.

SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet due and payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Point Irrigation District.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use.
4. The rights of the public in and to that portion of the above described property lying within the limits of public roadways.
5. An easement created by instrument recorded January 31, 1977 in Volume M77, page 1743, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 22nd day of July A. D. 1980 at 4:20 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page 13690

Wm. D. MILNE, County Clerk

By Lernetha J. Hetch

13691

Fee \$7.00

13-65-8

STATE OF OREGON

County of Klamath
I, Wm. D. Milne, County Clerk,
do hereby certify that the within instrument was recorded for record on the 22nd day of July, A. D. 1980, and recorded in book M80, page 13690, of the records of said county.
Witness my hand and seal of said county this 22nd day of July, A. D. 1980.
County Clerk

RECORDED
INDEXED
FILED
JUL 23 1980
CLERK OF COUNTY
KLAMATH, OREGON