

94133

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. KOPCZAK

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by THOMAS P. FLOOD, JR. and JILL D. FLOOD, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

South ½ of Government Lot 4 in Section 4, Township 37 South, Range 12 East, W.M.

This conveyance is made subject to easements, rights of way of record and those apparent upon 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 east of adjoining and parallel to the Westerly boundary.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$3,500.00. 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 22 day of December, 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.

Richard R. Kopczak
Richard R. Kopczak

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
Dec 22 1980

Personally appeared the above named Richard R. Kopczak

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

Before me, Janet B. Kalita
Notary Public for Oregon
My commission expires 12-25-82

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ 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 _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Richard R. Kopczak P.O. Box 361 Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
Thomas P. Flood, Jr., et ux 715 Monte - Elma Road Montesano, WA 98563
GRANTEE'S NAME AND ADDRESS
After recording return to: Thomas P. Flood, Jr., et ux 715 Monte - Elma Road Montesano, WA 98563
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Thomas P. Flood, Jr., et ux 715 Monte - Elma Road Montesano, WA 98563
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of December, 1980, at 2:05 o'clock P.M., and recorded in book/reel/volume No. M80 on page 24963 or as document/fee/file/instrument/microfilm No. 94133. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By Bernetha A. DeLoach Deputy
Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE

DEC 24 PM 2 05

et 350