

16778

TAM-38-25214-6

WARRANTY DEED (INDIVIDUAL)

Vol. 782 Page 14448

RICHARD R. KOPCZAK

DEAN J. MICHELSON and FRED A. MICHELSON, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 4, Block 3, Tract No. 1055, SADDLE MOUNTAIN ESTATES, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Attached Exhibit "A"

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

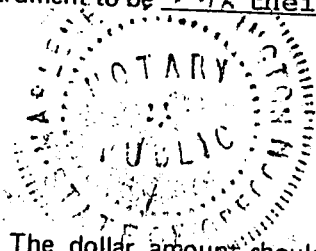
The true and actual consideration for this transfer is \$ 14,500.00 *

Dated this 20th day of October, 1982.

Richard R. Kopczak

STATE OF OREGON, County of Klamath) ss.

On this 29th day of October, 1982, Richard R. Kopczak personally appeared the above named instrument to be and their voluntary act and deed. and acknowledged the foregoing



Before me,

Barlene T. Addington
Notary Public for Oregon

My commission expires: 3-22-85

* 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 TO:
MR. + MRS. DEAN J. MICHELSON
FERRY BUILDING
MILDRED ISL. RIVER RT.
STOCKTON, CALIFORNIA 95209

STATE OF OREGON,)

County of) ss.

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.

By _____ Deputy

82 OCT 29 AM 11 09

EXHIBIT "A"

14449

Subject to:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
2. An existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof, recorded March 21, 1960 in Book: 319 at page: 561 in favor of Pacific Gas Transmission Company, a California Corporation.
4. An easement created by instrument, including the terms and provisions thereof, recorded March 21, 1960 in Book: 319 at page: 561 in favor of Pacific Gas Transmission Company, a California Corporation.
5. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 712, Deed Records.
6. An easement created by instrument, including the terms and provisions thereof, recorded November 25, 1958 in Book: 306 at page: 712 in favor of Klamath County.
7. 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 March 15, 1977 in Book: M-77 at page: 4361.
8. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Saddle Mountain Estates.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . Transamerica Title Co.
this 29th day of October A.D. 19 82 at 11:09 o'clock A.M., at
duly recorded in Vol. M82, of Deeds on file 14448.

EV. LYN BIEHN, County Clerk

By Bernetha A. Detrich

Fee \$8.00