

31119

T/A # M-38-26835-6  
WARRANTY DEED (INDIVIDUAL)Vol. 1183 Page 20552

RICHARD R. KOPCZAK

BYRON J. MCLAUGHLIN

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:The N $\frac{1}{2}$ E $\frac{1}{2}$  of Government Lot 1, Section 9, Township 35 South, Range 7  
East of the Willamette Meridian, in the County of Klamath, State of  
Oregon.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
those contained in Exhibit "A" attached hereto

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 \$ 86,000.00.\*Dated this 4th day of November, 1983.Richard R. Kopczak  
RICHARD R. KOPCZAKSTATE OF OREGON, County of Klamath ) ss.November 4, 1983 personally appeared the above named  
RICHARD R. KOPCZAK and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me

Marlene V. Addington  
Notary Public for OregonMy 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)

Richard R. Kopczak

TO

Byron J. McLaughlin

After Recording Return to:  
Byron J. McLaughlinP.O. Box 320  
Wilson, Wyoming

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



## EXHIBIT "A"

20553

1. Right of way to the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930, by Jos, M. Dixon, First Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.
2. Right of way to Oregon State Highway Commission for a highway approved August 26, 1946 by C. Girard Davidson, Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.
3. Reservations, including the terms and provisions thereof, as set forth in Deed from United States of America to John Cole, et al., recorded August 25, 1961 in Deed Volume 329 at page 115, Records of Klamath County, Oregon.
4. All subsurface rights, except water, are hereby reserved in trust for the heirs of Esther Stokes, deceased, allottee No. 592, as disclosed by deed between United State of America and Leroy Gienger recorded September 26, 1957 in Book 294 at page 481.
6. An easement created by instrument, including the terms and provisions thereof,  
 Dated : August 3, 1983  
 Recorded : October 14, 1983 Book: M-83 Page: 17686  
 In Favor of : Pacific Power and Light Company  
 (No exact location given)

STATE OF OREGON, )  
 County of Klamath )

Filed for record at request of

on this 1st day of Dec. A.D. 19 83  
 at 11:08 o'clock A M, and duly  
 recorded in Vol. M83 of Deeds  
 Page 20552

EVELYN BIEHN, County Clerk

By Tam Smith Deputy

Fee 8.00