

47097

Aspen M-28544
WARRANTY DEED (INDIVIDUAL) Vol. 1785 Page 4297

RICHARD R. KOPCZAK

GERARD POBUDA and SANDRA J. WESTERMAN, not as tenants in common but with rights of survivorship of Klamath, State of Oregon, described as: all that real property situated in the County

The North Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 36 South Range 10 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 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 \$ 6,500.00 *

Dated this 7th day of March, 19 85.

Richard R. Kopczak

STATE OF OREGON, County of Klamath) ss.

On this 7th day of March

Richard B. Kopczak

19 85 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Sandra Thundershee

Notary Public for Oregon

My commission expires: 7-23-85

- * 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

Gerard Pobuda

Sandra J. Westerman

After Recording Return to: & Taxes
Gerard Pobuda
Sandra J. Westerman
P. O. Box 6
Sprague River, OR

97639

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 Title Deputy

SUBJECT TO:

1. Reservations as set forth in Land Status Report, recorded December 9, 1958 in Volume 307 at page 333, Deed Records.

2. Agreement for right of way, including the terms and provisions thereof, dated March 9, 1960, recorded June 23, 1960 in Book 322, page 216, Deed Records to Pacific Gas Transmission Company, a California Corporation.

3. An easement created by instrument, including the terms and provisions thereof,
 Dated : April 10, 1976
 Recorded : May 5, 1977
 For : An easement for joint user roadway across West 30 feet
 Book: M-77 Page: 7916

4. Unpaid taxes for 1984-85:
 Amount : \$177.04
 Plus interest
 Map : 3610
 TL : 9802
 Key No. : 324786

Unpaid taxes for 1983-84:
 Amount : \$167.96
 Plus interest
 Map : 3610
 TL : 9802
 Key No. : 324786

Unpaid taxes for 1982-83:
 Amount : \$165.23
 Plus interest
 Map : 3610
 TL : 9802
 Key No. : 324786

Unpaid taxes for 1981-82:
 Amount : \$139.92
 Plus interest
 Map : 3610
 TL : 9802
 Key No. : 324786

5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
 this 22nd day of March A. D. 19 84 at 3:51 o'clock P. M., and
 duly recorded in Vol. M85, of Deeds on Page 4297

EVELYN BIEHN, County Clerk
 By Bernetha D. Letch
 Fee \$9.00