

M-30061

64281

ATC 8-30061

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1180 Page 13505

FORREST D. EPPERSON and LINDA EPPERSON, husband and wife

convey(s) to RICHARD R. KOPCZAKCounty of Klamath, State of Oregon, described as: all that real property situated in theSEE ATTACHED EXHIBIT "A" FOR
LEGAL DESCRIPTION

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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 SET OUT 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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which). (Delete between symbols if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25 day of July, 19 86.

Forrest D. Epperson
Forrest D. Epperson
Linda J. Epperson
Linda Epperson

STATE OF OREGON, County of Klamath)ss.On this 28th day of July, 1986.

Personally appeared the above named Forrest D. Epperson and Linda Epperson, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 6-27-88

Forrest D. Epperson
Linda Epperson
HC 30 Box 70-A, Chiloquin, Ore. 97624
GRANTOR'S NAME AND ADDRESS

Richard R. Kopczak
P.O. Box 361
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard R. Kopczak
P.O. Box 361
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

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

Richard R. Kopczak
P.O. Box 361
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

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 _____/volume No. _____ on page _____ or as document/fee/file/Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

A portion of Lot 1, Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Easterly corner of said Lot 1, said point of beginning being at intersection of Southwesterly line of Oregon Avenue with Northerly line of Addison Street, and running thence Northwesterly along said Southwesterly line of Oregon Avenue a distance of 86.96 feet to the most Easterly corner of property heretofore conveyed to Arthur Louis Bostwick and Gertrude F. Bostwick, husband and wife; thence running Southwesterly and parallel with the Northwesterly line of said Lot 1 to the most Southerly line of said Lot; thence Easterly along the Northerly line of Addison Street to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Louis Van Dyke
Trustee	: Transamerica Title Insurance Company
Beneficiary	: Amfac Mortgage Corporation, An Oregon Corporation
Dated	: September 5, 1974
Recorded	: September 13, 1974
Book	: M-74
Page	: 12173
Amount	: \$13,150.00

WHICH, said Trust Deed and Note, the Grantee herein agrees to assume and pay according to the terms and conditions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 31st day
 of _____ July _____ A.D., 19 _____ 86 at _____ 3:41 o'clock _____ P. M., and duly recorded in Vol. _____ M86
 of _____ Deeds _____ on Page _____ 13505
 By Evelyn Biehn, _____ County Clerk

FEE \$14.00