

#01035199
WARRANTY DEED

AFTER RECORDING RETURN TO:

MICHAEL SCOTT HARBICK

KONNI RENEE HARBICK

727 NE JacksonRoseburg, OR 97470UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RICHARD R. KOPCZAK hereinafter called GRANTOR(S), convey(s) to
MICHAEL SCOTT HARBICK AND KONNI RENEE HARBICK, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE 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." *KW*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Conditions,
Restrictions as shown on the recorded plat of Buena Vista
Addition to the City of Klamath Falls. 2) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 3) Trust Deed including the terms and
provisions thereof to secure the amount noted below and other
amounts secured thereunder, of any: Grantor: Louis Van Dyke;
Trustee: Transamerica Title Insurance Company; Beneficiary:
Amfac Mortgage Corporation, an Oregon Corporation, dated on
September 5, 1974, recorded on September 13, 1974 in Book M-74
at page 12173. The above Trust Deed was assigned by instrument:

To: Commonwealth Mortgage Company of America L.P., Recorded
on April 20, 1987 in book M-87 at page 6635. WHICH SAID TRUST
DEED THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO
THE TERMS AND PROVISIONS CONTAINED THEREIN.

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
\$30,000.00.

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 7TH day of AUGUST, 1990.

Richard R. Kopczak
RICHARD R. KOPCZAK

STATE OF OREGON, County of KLAMATH)ss.

AUGUST 27, 1990

Personally appeared the above named RICHARD R. KOPCZAK and
acknowledged the foregoing instrument to be HIS voluntary act
and deed. *NOTARY*

Before me, *Barbara P. Addington*
Notary Public for OREGON

My Commission Expires: 3-22-93

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EXHIBIT "A"

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.

CODE 1 MAP 3809-298D TL 12700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of Aug. A.D., 19 90 at 10:53 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 17219.
Evelyn Biehn . County Clerk
By Pauline Muellerdore

FEE \$33.00