

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., a single man, 700 Ridge Drive, Glendale, California, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FREDERICK A. CASTLE JR., and KATHERINE L. CASTLE, husband and wife, 625 E. Del Mar, Orange, California hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lots # 17 and 18, Block #3, First Addition to Sprague River.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as hereinabove set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$250.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of May, 1968; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

George A. Pondella Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CALIFORNIA } ss.

County of Los Angeles }
May 1st, 1968

Personally appeared the above named
George A. Pondella Jr.

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Loyola A. Merkens

Notary Public for California

OFFICIAL SEAL
LOYOLA A. MERKENS

NOTARY PUBLIC - CALIFORNIA

My Commission Expires Mar. 15, 1970

STATE OF OREGON, County of _____) ss.

_____ , 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

(SURVIVORSHIP)

GEORGE A. PONDELLA JR.

TO

FREDERICK A. CASTLE JR.

and

KATHERINE L. CASTLE

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Fredrick A. Castle Jr.
625 E. Del Mar Ave.
Orange, Calif.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

\$1.50

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 7 day of May, 1968, at 4:46 o'clock P.M., and recorded in book M68 on page 4182. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk Title.

By *Cynthia Campbell* Deputy.