

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.,
a single man, 700 Ridge Drive, Glendale, California

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
AUSTON WHITTAKER, a single man, P.O. Box 763 Beverly Hills, California
90213

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath State of Oregon, described as follows, to-wit:

Township 35 South, Range 12 East, W.M.

Section 35: South $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$.
(5 acres)

This conveyance is made subject to easements, rights of way of record,
those apparent on the land and grantor reserves an easement for joint
user roadway and all other roadway purposes over and along a 30 ft.
wide strip of land east and parallel to the westerly boundary and along
a 30 ft. wide strip of land west and parallel to the easterly boundary.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$500.00
~~part of the consideration consists of a cash payment of \$500.00 and a promissory note for \$500.00~~

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 31st day of December, 1968

George A. Pondella Jr.

CALIFORNIA
STATE OF OREGON, County of Los Angeles ss. December 31, 1968
Personally appeared the above named George A. Pondella Jr.

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

OFFICIAL SEAL
ALICE M. LINDER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires June 10, 1972

Before me: *Alice M. Linder*
Notary Public for Oregon California
My commission expires June 10, 1972

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special WARRANTY DEED

George A. Pondella Jr.

TO
Auston Whittaker

AFTER RECORDING RETURN TO
Auston Whittaker
P.O. Box 763
Beverly Hills, California 90213

(DON'T USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
2nd day of January, 1969,
at 2:15 o'clock P.M., and recorded
in book M-69 on page 31
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk

B. Chas. K. Houston Title
Deputy

Fee \$1.50