

68-1714

KNOW ALL MEN BY THESE PRESENTS, That Philip S. Pavlik, Josephine L. Pavlik, Hus. Wife, and Maria J. B. Pavlik, a single woman, 6945 W. 77th Street, Los Angeles, California 90045, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George A. Pondella, Jr. a single man, 700 Ridge Drive, Glendale, California 91206, 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:

Copy

Township 35 South, Range 11 East of the Willamette Meridian:

Section 14: NE $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; reserving from the NE $\frac{1}{4}$ SE $\frac{1}{4}$, a joint user roadway easement 60 feet in width along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; subject to easements, rights of way of record, and those apparent on the land.

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 warrant 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 \$ 2000.00
~~However, the deed is not to be construed as a warranty of title or as a promise to defend the grantee against any claims or demands of any person claiming by, through, or under the grantor.~~

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 23 day of November, 1968.

Maria J. B. Pavlik

Philip S. Pavlik
Josephine L. Pavlik

California
STATE OF OREGON, County of Los Angeles ss.
Personally appeared the above named Philip S. Pavlik, Josephine L. Pavlik and Maria J. B. Pavlik

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

OFFICIAL SEAL
IONE E. GRISWOLD
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Before me, Ione E. Griswold
Notary Public for Oregon, California
My commission expires Ione E. GRISWOLD, NOTARY PUBLIC
My Commission Expires July 20, 1970.

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1969 Session Laws of the State of Oregon.

Special
WARRANTY DEED

PHILIP S. PAVLIK
JOSEPHINE L. PAVLIK AND
MARIA J. B. PAVLIK
TO
GEORGE A. PONDELLA

No. 762
AFTER RECORDING RETURN TO
TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

(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
9th day of January, 1969,
at 2:43 o'clock P.M., and recorded
in book M-69 on page 256
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm D. Milne
County Clerk Title
By Deputy
Fees: \$1.50

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