FORM No. 762—SPECIAL WARRANTY DEED. 29005 VOL. M69 PAGE 512 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., single, 700 Ridge Drive, Glendale, California 91206, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN G. METTRICK, single, 1527 Camino Alto, Fullerton, California 92633, 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:

69-78

Township 36 South, Range 12 East, W.M.

Section 36: South ½ of North ½ of North ½ of Southeast ¼ of Southwest ¼.
(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.

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 $800.00 ~~XXXX