

KNOW ALL MEN BY THESE PRESENTS, That **GEORGE A. PONDELLA JR.**, hereinafter called the grantor, a single man, 700 Ridge Drive, Glendale, California, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **RICHARD B. HICKS and MAFALDA B. HICKS**, husband and wife, 470 Nautilus St., La Jolla, California 92037, 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:

S+NE+SE+SW of Section 13, Township 35 South, Range 11 East, W.M. (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 west and parallel to the easterly boundary and along a 30 ft. wide strip of land north and parallel to the southerly boundary.

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. except as hereinabove set forth.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$350.00

~~the whole of the consideration consists of the sum of \$350.00~~

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 26th day of December 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

County of **Los Angeles**

December 26, 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)

Alice M. Linder

Notary Public for **California**

My commission expires June 10, 1972

ALICE M. LINDER
LOS ANGELES COUNTY
My Commission Expires June 10, 1972

NOTE: If a change of name occurs, it should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
(SURVIVORSHIP)

George A. Pondella Jr.

TO

Richard B. Hicks and

Maafalda B. Hicks

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

Richard B. Hicks

470 Nautilus St.

La Jolla, California

92037

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of **Klamath**, ss.

I certify that the within instrument was received for record on the 21st day of January, 1969, at 11:38 o'clock A.M., and recorded in book M-69 on page 514

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D. Milne

County Clerk Title.

By *Denna James* Deputy.

Fee: \$1.50

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

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