

50374

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
NINA M. HAMPTON, a divorcee, 921 Chestnut, No 2, Long Beach, California
90813, hereinafter called grantor,

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 36 South, Range 10 East, W.M.

Section 23: North $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$. (20 acres)

This conveyance is made subject to easements, rights of way of record and those apparent on the land and grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary. Also (See Exhibit "A" attached hereto and made a part hereof)

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 \$3,000.00

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 10th/ day of January 1969

Witness grantor's hand this 10th/ day of January 1969

George L. Pondella, Jr.

CALIFORNIA
STATE OF ~~OREGON~~, County of Los Angeles
Personally appeared the above named

ss. January 10, 1969
George A. Pondolla Jr.

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

(OFFICIAL SEAL)

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

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

Special
WARRANTY DEED

George A. Pondella Jr.

Nina M. Hampton^{to}

AFTER RECORDING RETURN TO
Nina M. Hampton
921 Chestnut, No. 2
Long Beach, Calif. 90813

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

STATE OF OREGON,

County of Klamath ss.
I certify that the within instru-
ment was received for record on the
6th day of April, 1971,
at 4:26 o'clock P.M., and recorded
in book 171 on page 2881
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk

~~Title.~~
~~Dept.~~

FEB 3 1960

Also adjoining, #28, #29, #

EXHIBIT "A"

2882

Easements, rights of way of record and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of the N 1/2 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the southerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of E 1/2 of SW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10 E., W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NE 1/4, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the easterly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M., and of the SW 1/4 of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of Sprague River Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Transamerica Title Ins. Co.
this 6th day of April A.D. 19 71 at 4:26 o'clock P M., and duly recorded in
Vol. M71 of Deeds on Page 2881

Fee \$3.00

WM. D. MILNE, County Clerk

By *[Signature]*