

1967

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., a single man, 700 Ridge Drive, Glendale, California, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by G. FRANK KOHLER and GERTRUD KOHLER, husband and wife, 10900 Sevenhills Drive, Tujunga, California 91042 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:

NE1SW1 of Section 4, Township 37 South, Range 12 East, W.M. (40 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 30 ft. wide strip of land laying south of adjoining and parallel to the northerly 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, This conveyance is not subject to the Mortgage from George A. Pondella Jr. to Clifford J. Emmich, which Grantees do not assume and Grantor will hold Grantees harmless therefrom.

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 \$2,520.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (Indicate which).

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.

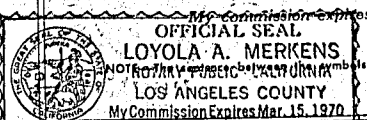
IN WITNESS WHEREOF, the grantor has executed this instrument on the 2nd day of October, 1969; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
 County of Los Angeles } ss.

October 2, 1969.
 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) *Loyola A. Merkens*
 Notary Public for Oregon, California



STATE OF OREGON }
 County of Klamath } ss.
 Filed for record at request of:
 GEORGE A. PONDELLA JR
 on this 21 day of May A. D. 1973
 at 10:59 o'clock A.M. and duly
 recorded in Vol. M. 73 of DEEDS
 Page 6098

WM. D. MILNE, County Clerk
 By *Wm. D. Milne* Deputy.
 Fee \$2.00

STATE OF OREGON, County of _____) ss.
 19____

Personally appeared _____ 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 be-
 half 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:

Notary Public for Oregon
 My commission expires: _____ (OFFICIAL SEAL)

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 21st day of February, 1973
 at 10:51 o'clock A.M., and recorded
 in book M73 on page 1845
 Record of Deeds of said County.
 Witness my hand and seal of
 County affixed.

Wm. D. Milne
 County Clerk Title.
 By *Wm. D. Milne* Deputy.
 Fee \$2.00

VA Form 25-485c (Home Loan)
 July 1964. Use Optional Section
 1810 Title 38 U.S.C. Acceptable
 to Federal National Mortgage
 Association.

THIS TRUST DEED, made this
 STEVEN K. BTL

76731

and

10/72