

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., a single man, 700 Ridge Drive, Glendale, California 91205, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HARVEY H. HETRICK and EFFIE C. HETRICK, husband and wife, 9037 Earhart Ave., Los Angeles, 45, California 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:

N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East, W.M. (20 acres)

This conveyance is made subject to encumbrances, right 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 70 ft. wide strip of land lying east of adjoining and parallel to the westerly boundary and to; (see Exhibit "A" attached hereto and made a part hereof.)

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 \$ 2,500.00

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 10th/ day of April, 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.

George A. Pondella Jr.

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA)
County of Los Angeles) ss.
April 11, 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) *Alice M. Linder*

Notary Public for ~~Oregon~~ California
ALICE M. LINDER expires: June 10, 1972
NOTARY PUBLIC - CALIFORNIA
NOTE: ON AUGUST 25, 1967, symbols (D), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.
My Commission Expires June 10, 1972.

STATE OF OREGON, County of) ss.
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Personally appeared)
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:

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

WARRANTY DEED
(SURVIVORSHIP)

George A. Pondella Jr.
TO
Harvey H. Hetrick and
Effie C. Hetrick

No.

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

STATE OF OREGON,) ss.
County of)

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page Record of Deeds of said County. Witness my hand and seal of County affixed.

Title.
By Deputy.