

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WINEVA PENINSULA INC., an OREGON CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA JR., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 9 EAST, W.M.  
ALSO SEE "EXHIBIT A", attached hereto and made a part hereof:

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said 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.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of March, 1974;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.

County

, 19

Personally appeared the above named

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

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of KLAMATH, ss.

March 19, 1974

Personally appeared LERROY GIENGER

and

ELVINE P. GIENGER 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

WINEVA PENINSULA INC., 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:

Sandra Deann Paugh

(SEAL)

Notary Public for Oregon

My commission expires: 9/8/75

WINEVA PENINSULA INC.  
CHILOQUIN, OREGON

GRANTOR'S NAME AND ADDRESS

GEORGE A. PONDELLA JR.  
CHILOQUIN, OREGON

Until a change is requested, all tax statements shall be sent to the following address:

GEORGE A. PONDELLA JR.

BOX 286  
CHILOQUIN, OREGON 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

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 or as file/reel number.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SPACE RESERVED FOR RECORDER'S USE



3420

"EXHIBIT A"

A parcel of land situated in Section 13, T35S, R9E, W.M., Klamath Falls, Oregon being more particularly described as follows:

Beginning at the southeast corner of the N 1/2 SW 1/4 of said Section 13; thence S88°47'09"W along the south line of said N 1/2 SW 1/4, 399.33 feet to a 5/8 inch iron pin; thence leaving said south line N00°13'51"E, 703.78 feet to a 5/8 inch iron pin; thence N83°24'13"E, 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (delta = 31°02'27"; long chord = N67°52'59"E, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence N52°21'46"E, 2.38 feet to a 5/8 inch iron pin on the southerly right-of-way line of the Sprague River Highway and the beginning of a curve to the left; thence along said southerly right-of-way line and the arc of a 2904.93 feet radius curve to the left (delta = 6°38'47"; long chord = S41°33'08"E, 336.79 feet) 336.98 feet to the end of curve; thence S44°52'31"E, 574.53 feet to the east line of said N 1/2 SW 1/4; thence leaving said southerly right-of-line S00°15'57"W along said east line N 1/2 SW 1/4, 76.51 feet to the point of beginning containing 10.24 acres more or less.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of MARCH A.D. 1974 at 3:41 P.M., and

duly recorded in Vol. M 74 of DEEDS on Page 3469

FEE \$ 4.00

W.D. MILNE, County Clerk

*Harold Drayton*