

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., single  
700 Ridge Drive, Glendale, California 91206, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
DONALD E. BAILEY, a single man, 3043 School St., Oakland, California

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:

North 1/4 of Southeast 1/4 of Southwest 1/4 of Section 13, Township 35 South, Range 9 East of  
the Willamette Meridian. (20 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 across a 30 ft. wide strip of land lying east of adjoining and parallel  
to the westerly boundary.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
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 war-  
rant 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 \$4,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).<sup>(1)</sup>

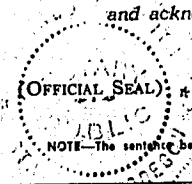
In construing this deed the singular includes the plural as the circumstances may require.  
Witness grantor's hand this 27 day of May, 1971.

*George Pondella Jr.*

STATE OF OREGON, County of Klamath, ss. GEORGE A. PONDELLA JR.  
Personally appeared the above named GEORGE A. PONDELLA JR., May 27, 1971

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

Before me: *Ronald E. Smith*  
Notary Public for Oregon  
My commission expires 3-31-74



NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Special  
WARRANTY DEED

GEORGE A. PONDELLA JR.  
TO  
DONALD E. BAILEY

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

DONALD BAILEY  
1342 WORDEN AVE  
KLAMATH FALLS, OR.

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

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instru-  
ment was received for record on the  
15th day of MARCH, 1971,  
at 3:11 o'clock PM, and recorded  
in book M. 74 on page 3471.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE  
COUNTY CLERK Title.  
By *James R. Puzich* Deputy

FFE \$ 2.00

PER 15 3 at PM 1971

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