

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 ZAYA DAVIDLOO and ELLEN SUE DAVIDLOO, husband and wife, 636 W. Queen St. A, Inglewood, California 90301 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:

NE1/4SE1/4 of Section 24, Township 36 South, Range 10 East, W.M. (10 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 30ft. wide strip of land laying south of adjoining and parallel to the northerly 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 \$1,150.00  
~~whereby the said grantor has received of the said grantees the sum of one thousand one hundred and fifty dollars (\$1,150.00) the whole~~  
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 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 ~~MISSISSIPPI~~ CALIFORNIA  
County of Los Angeles  
April 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) *Alice M. Linder*  
Notary Public for the State of California  
My commission expires: June 10, 1972

NOTARY PUBLIC, CALIFORNIA

NOTARY PUBLIC, CALIFORNIA

NOTE: The Notary Public Seal is subject to the provisions of Chapter 427, Oregon laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of  
19

Personally appeared and  
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  
Zoya Davidloo and  
Ellen Sue Davidloo

STEVEN-NEER LAW PUB. CO. 13140-13141

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STATE OF OREGON,

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  
Deputy

7087

## EXHIBIT "A"

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 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 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 TAYLOR DAVENCO & JAMES SIE

this 10th day of June A.D. 1974 at 12:49 o'clock P.M., and duly recorded in

Vol. 1474, of DEEDS on Page 7086

Fee \$ 11.00

WM. D. MILNE County Clerk

By *W. D. Milne* Deputy