

1967/80

93033

KNOW ALL MEN BY THESE PRESENTS, That John H. Greb and Michele L. Greb

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. Pondella, Sr. and Adeline M. Pondella, Husband and Wife

, 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:

That portion of Government Lots 1 and 6 lying South of the Chiloquin Williamson River Highway;

and Government Lots 7, 13, 14 and 21;

All in Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(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 except:

1. Reservations and restrictions in deed to Restricted Indian Land from Kate Crowley, a widow, to Betsy G. Effen recorded in Deed Vol. 298 page 116, records of Klamath County, Oregon, as follows: "There is reserved from the lands hereby granted a right of way to Klamath County, Oregon, for Williamson River Market Road---. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, (CONTINUED ON REVERSE)

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which):

In testimony whereof, the grantor has hereunto set their hand and seal this 13 day of October, 1974.

STATE OF OREGON, County of Klamath

I, John H. Greb and Michele L. Greb, husband and wife, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon.

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-3-75

NOTE—In the sentence between the symbols ... if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

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 or as file number Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

Mail tax statements to and:

After recording return to:

Geo. Pondella Sr.

Adeline M. Pondella

Klamath County, Oregon

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTY WHERE DATED

EXCEPTIONS: (Continued)

12265

1. (Cont'd.) and for any other easements or rights of way of record. 50% of all minerals, including oil and gas, is hereby reserved to the Grantor."
2. Grant of Right of Way, including the terms and provisions thereof, given by John Effman and Betsy G. Effman, husband and wife, to The California Oregon Power Company, a California corporation, dated February 16, 1959, recorded February 18, 1959, in Vol. 309 page 678, Deed records of Klamath County, Oregon.
3. Grant of Right of Way, including the terms and provisions thereof, given by John Effman, et al., to The California Oregon Power Company, dated August 10, 1960, recorded August 18, 1960, in Deed Vol. 323 page 440, records of Klamath County, Oregon.
4. That mortgage dated the 13th day of Sept, 1974, wherein Mariette B. Hollins is mortgagee and John H. Greb and Michele L. Greb are mortgagors, securing the payment of \$49,000.00, said mortgage recorded on the 16th day of Sept, 1974, in Book M74 page _____, of the Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Klamath County Title

Filed for record at request of

this 16 day of Sept

at 7h 4:06 P

duly recorded in Vol. 3-7h, of

deeds

on Page 12261

h:00

Wm D. MILLER, County Clerk

By Carly Baker