

WARRANTY DEED

383 3 874-7
 KNOW ALL MEN BY THESE PRESENTS, That George A. Pondella, Jr. and Donald E. Bailey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theodore J. Falkowski and Edna M. Falkowski, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit: A parcel of land situated in Sections 13 and 37, Township 37 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Section 13 from which the Southeast corner of said section bears South, 249.84 feet; thence South, 249.84 feet to the said Southeast section corner; thence South 00° 13' 31" West along the East line of said Section 37, 262.07 feet to the Southeast corner of said Section 37; thence North 89° 52' 58" West along the South line of said Section 37, 2119.04 feet; thence leaving said section line North 00° 02' 14" East 594.04 feet to a point on the Southerly right of way line of the Old "Dalles-California" Highway, now a County Road; thence Easterly along said Southerly right-of way line 2200.0 feet more or less to a point that is West, 52.02 feet from the point of beginning of this description; thence leaving (for continuation of this deed see reverse side of this document)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$10,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~ (The sentence between the symbols ^①, 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 5th day of August, 1975; 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)

George A. Pondella, Jr.

Donald E. Bailey

STATE OF OREGON,)
 County of Klamath) ss.
 August 5th, 1975

STATE OF OREGON, County of) ss.
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Personally appeared

and

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

Personally appeared the above named
 George A. Pondella, Jr.
 and Donald E. Bailey

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/25/76

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

George A. Pondella, Jr. & Donald E. Bailey P. O. Box 286
 Chiloquin, Oregon 97624
 GRANTOR'S NAME AND ADDRESS

Theodore J. Falkowski & Edna M. Route 1 Box 238
 Bonanza, Oregon 97623
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Theodore J. Falkowski
 as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 Theodore J. Falkowski
 as above

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.

By

Recording Officer
 Deputy

said right of way line East 52.02 feet to the point of beginning.
 Subject, however, to the following:

1. Reservations, including the terms and provisions thereof, and easement as contained in Book 33 at page 181, Deed Records, dated June 24, 1911, recorded June 28, 1911, between John Hagelstein and Mary Hagelstein to D. B. Campbell.
2. An agreement, including the terms and provisions thereof, dated May 22, 1915, recorded July 24, 1915 in Book 45 at page 7, Deed Records, between John Hagelstein and Mary Hagelstein to Algoma Lumber Company.
3. A grant of right of way between Algoma Lumber Company and California Oregon Power Company, dated November 22, 1921, recorded February 23, 1922 in Book 58 at page 386, Deed Records, for distribution and transmission of electricity.
4. An agreement, including the terms and provisions thereof, between Algoma Lumber Company and Union Bank and Trust Company of Los Angeles, dated December 20, 1939, recorded January 27, 1940 in Book 126 at page 575, Deed Records, for the regulating, controlling the waters, shores and beds of Upper Klamath Lake.
5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
6. A grant of right of way between Peter Peterstienner and California Oregon Power Company for the transmission and distribution of electricity, as contained in Book 61 at page 62, Deed Records, dated April 7, 1923, recorded April 13, 1923.
7. Reservations, including the terms and provisions thereof, as contained in Deed Book 147 at page 361, dated January 8, 1942, recorded February 14, 1942 between Hans Uhrman and The State Highway Commission.

STATE OF OREGON
 I, Notary Public for Oregon,
 do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.
 Witness my hand and seal this 7th day of August, 1950.
 Notary Public for Oregon
 My commission expires August 7, 1953.

Hazel Oring