

4205

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

to grantor paid by MARCIA A. MAGNESS, married, 2800 Mira Vista, Glendale, California 91208

hereinafter called the grantor, for the consideration hereinafter stated,  
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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

NINE 1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian,  
Klamath County, OREGON.

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 laying 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 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 hereinabove set-forth.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$2,900.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of December 1970.

George A. Pondella Jr.

STATE OF OREGON, County of Klamath

Personally appeared the above named

GEORGE A. PONDELLA JR.

December 10

, 1970

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

Before me:

Notary Public for Oregon

My commission expires 3-31-74

(OFFICIAL SEAL)

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.

## WARRANTY DEED

George A. Pondella Jr.

TO

Marcia A. Magness

AFTER RECORDING RETURN TO

Marcia Magness  
2520 Hollister Terrace  
Glendale, Calif  
91206

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
26th day of August, 1975,  
at 3:30 o'clock P.M., and recorded  
in book M75 on page 9988

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
County Clerk

Title.

By Hazel Drayton Deputy

Fee \$3.00

AUG 20 1975

RECEIVED

3:30 pm