

FORM No. 762—SPECIAL WARRANTY DEED

1967

9443

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
PATRICK M. VALENTINO, an unmarried man, 3024 Cileso,
Santa Susana, California 91367
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:

TOWNSHIP 37 South, Range 12 East, N.E.

Section 4: North 1/2 of Government Lot #3. (21 acres, more or less)

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 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 \$1,700.00.
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 the singular includes the plural as the circumstances may require.

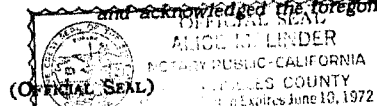
Witness grantor's hand this 5th day of JANUARY, 1970

George A. Pondella Jr.

CALIFORNIA
STATE OF OREGON, County of Los Angeles) ss.
Personally appeared the above named **George A. Pondella Jr.**

and acknowledged the foregoing instrument to be

his voluntary act and deed.



Before me: *Alice M. Linder*
Notary Public for California
My commission expires June 10, 1972

NOTE—The sentence between the symbols Ⓢ, 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
Patrick M. Valentino

AFTER RECORDING RETURN TO

Patrick M. Valentino
658 Coyote Ave.
San Francisco, CA 94

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

STATE OF OREGON, } ss.
County of **KLAMATH**

I certify that the within instru-
ment was received for record on the
21st day of JANUARY, 1976,
at 4:12 o'clock P. M., and recorded
in book M 76 on page 1034.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Alfred H. Hazi* Deputy

PER \$ 3.00

12 JUN 21 PM 4 12

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