

1967/50

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

hereinafter called the grantor, for the consideration hereinafter stated,  
 to grantor paid by BUDDINGTON R. CLAIRE and GRACE D. CLAIRE, husband and wife, 3625 Via LaSelva  
St., Palos Verdes Estates, California 90274

, 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, sit-  
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:

An undivided  $\frac{1}{2}$  interest in;

South  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 13, Township 35 South, Range 9 East of the  
 Willamette Meridian. (20 acres)

SUBJECT TO: Reservations and restrictions of record, assessments and rights of way of record  
 and those apparent on the land.

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 \$3,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 part of the consideration (indicate which)  $\textcircled{0}$

In construing this deed and where the context so requires, the singular includes the plural.  
 WITNESS grantor's hand this 15<sup>th</sup> day of February, 1971

*George A. Pondella Jr.*

CALIFORNIA  
 STATE OF OREGON, County of Los Angeles, ss. February 1st, 1971  
 Personally appeared the above named GEORGE A. PONDELLA JR.

and certified that 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

(OFFICIAL SEAL)

NOTE—The sentence between the symbols  $\textcircled{0}$ , 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  
BUDDINGTON R. CLAIRE and  
GRACE D. CLAIRE

AFTER RECORDING RETURN TO

Buddington R or Grace D.  
Claire  
2404 Manchester Avenue  
Cardiff by the Sea  
California 92007

No.

633

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

FEE \$ 3.00

STATE OF OREGON,

ss.

County of ~~XXXX~~ KLAMATH

I certify that the within instru-  
 ment was received for record on the  
 18th day of MARCH, 1971,  
 at 3:14 o'clock P.M., and recorded  
 in book M. 77 on page 4598  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

WM. D. MILNE

COUNTY CLERK Title.

*By [Signature] Deputy*