

35633

WARRANTY DEED

Vol. 77 Page 17053

KNOW ALL MEN BY THESE PRESENTS, That JACK W. WOLFF,

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 grantees, 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 Lot 15, Section 8, Township 35 S., R. 7 E.W.M., lying westerly of Highway No. 62.

SUBJECT TO: (1) Real property taxes; (2) The above property has been granted Special Assessments for farm use and when same is terminated it will be subject to additional ad valorem tax. (3) Restrictions and reservations as set forth in that certain instrument recorded September 5, 1957, in Deed Volume 294, Page 219, records of 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 as stated above,

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 \$7,437.50.

However, the actual consideration consists of the interest in the property conveyed by the grantor to the grantee, which is the same as the consideration stated in the above instrument.

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 7th day of September, 1977, 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)

Jack W. Wolff

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

September 7, 1977

Personally appeared

Personally appeared the above named
JACK W. WOLFF

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

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

a corporation, 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: 5/13/81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

JACK W. WOLFF
Route 3, Box 394-A
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

GEORGE A. PONDELLA, SR., et ux

GRANTEE'S NAME AND ADDRESS

After recording return for
Box 286
Chiloquin, Oregon 97624

Until a change is requested all tax statements shall be sent to the following address:

GEORGE A. PONDELLA, SR., et ux
Box 286
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of September, 1977, at 2:32 o'clock P.M., and recorded in book M77 on page 17053 or as file/reel number 35633, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Fee \$3.00

Recording Officer
Deputy