

37097

MTC # 3764

Vol. 77

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA, JR. and LOLA ULAM

MTC NO. 3764

to grantor paid by JOHN W. DUNCAN and EVA M. DUNCAN, husband and wife

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

DESCRIPTION

A tract of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Northerly line of Lalo Avenue and the Easterly line of Applegate Avenue; thence North 00° 57' 14" East along the East line of Applegate Avenue 577.23 feet to the intersection of the South line of Charlie Avenue; thence North 47° 27' 05" East 97.54 feet to the true point of beginning; thence South 59° 30' East 189 feet; thence North 30° 30' East 100 feet; thence North 59° 30' West 158.52 feet, to a point on the South-easterly line of Charlie Avenue; thence South 47° 27' 05" West 104.54 feet to the true point of beginning. Also referred to as Lots 83 and 84 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision.

(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.

and that grantor will warrant and forever defend the above granted 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 \$1,500.00. 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 8th day of July, 1977.

George A. Pondella, Jr.

Lola Ulam

Lola Ulam

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named George A. Pondella, Jr., and Lola Ulam

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

(OFFICIAL SEAL)

Before me: Harlene T. Addington
Notary Public for Oregon
My commission expires 3-22-81

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.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John W. Duncan
P.O. Box 386
Chiloquin, OR 97524

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

Mr. & Mrs. John W. Duncan
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of October, 1977, at 9:30 o'clock A.M., and recorded in book M77 on page 19312 or as file/reel number 37097.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By J. Hazel Draz Deputy
Fee \$8.00