

39206

FORM No. 633—WARRANTY DEED.

1967/50

MTC 1396

Vol. 77

22443

STEVENESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.,  
Chiloquin, Oregon

hereinafter called the grantor, for the consideration hereinafter stated,  
 to grantor paid by MARCIA A. MAGNESS, 419 Arcade Place, Glendale, California and  
JERRY MAGNESS,

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:

South 1/2 of Government Lot 1 in Section 9, Township 31 South, Range 9 East, W.M. (20 acres)

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 lying west of, adjoining and  
 parallel to the easterly boundary.

(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  
 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 \$ 4,800.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 part of the consideration (indicate which).<sup>⓪</sup>

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

WITNESS grantor's hand this 12th day of March, 1973

*George A. Pondella Jr.*

STATE OF OREGON, County of Klamath

Personally appeared the above named

GEORGE A. PONDELLA JR.

March 12

, 1973

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

Before me

*Wm. D. Milne*  
 Notary Public for Oregon

My commission expires 8-17-76

NOTE—The sentence between the symbols 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

MARCIA A. MAGNESS

AFTER RECORDING RETURN TO

*George A. Pondella Jr.*  
Box 296

Chiloquin, Or 97424

(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  
17th day of NOVEMBER, 1977,  
 at 3:09 o'clock P.M., and recorded  
 in book M77 on page 22443 or as  
 filing fee number 39206, Rec-  
 ord of Deeds of said County.

Witness my hand and seal of  
 County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Bernetha Stetson Deputy

FEE \$ 3.00

No.

633