

39702

FORM No. 633--WARRANTY DEED.
1967/50

1713 7235-B

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KNOW ALL MEN BY THESE PRESENTS, That **GEORGE A. PONDELLA JR.,**
Chiloquin, Oregonto grantor paid by **JERRY MAGNESS and MARCIA MAGNESS,** 419 Arcade Pl., Glendale, Calif. 91206
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, sit-
uated in the County of **Klamath** and State of Oregon, described as follows, to-wit:**Southwest 1/4 of Northeast 1/4 of Section 17 in Township 35 South, Range 10 East, W.M.**
(40 acres)

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 laying west of adjoining and parallel to the easterly boundary and over and across a 30 ft. wide strip of land laying north of adjoining and parallel to the southerly 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 \$ 8,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 27th day of July 1972

*George A. Pondella Jr.*STATE OF OREGON, County of **Klamath**) ss.Personally appeared the above named **George A. Pondella Jr.** July 27, 1972

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

(OFFICIAL SEAL)

Before me: *Henriette Merkwadts*
Notary Public for Oregon
My commission expires April 11, 1974

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.

WARRANTY DEED

GEORGE A. PONDELLA JR.

TO

JERRY MAGNESS and

MARCIA MAGNESS

AFTER RECORDING RETURN TO

Mr. George A. Pondella Jr.

P.O. Box 286

Chiloquin, Oregon 97624

(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
30th day of November, 1977,
at 9:41 o'clock A.M., and recorded
in book M77 on page 23148
Record of Deeds of said County.

Witness my hand and seal of
County affixed.Wm. D. Milne
County Clerk

Title.

By *Bernetha L. Litch* Deputy

Fee \$3.00