

1967 SO

KNOW ALL MEN BY THESE PRESENTS, That **GEORGE A. PONDELLA JR.**, single,
Box 286, Chiloquin, OREGON 97624,

hereinafter called the grantor, for the consideration hereinabove stated,
to grantor paid by **RICHARD C. KENPTON** and **CHRIS A. KENPTON**, husband and wife, 15134 Runnymede
St., Van Nuys, California 91405,

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 thereto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 17 in Township
35 South, Range 10 East, W.M. (80 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 east
of adjoining and parallel to the westerly boundary.

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 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 \$17,000.00
©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 15th day of September, 19 71.

George A. Pondella Jr.

STATE OF OREGON, County of Klamath

Personally appeared the above named **GEORGE A. PONDELLA JR.**

September 15, 19 71

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

Before me, *Walter D. Koehne*

Notary Public for Oregon

My commission expires 11/25/72

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
RICHARD C. KENPTON and
CHRIS A. KENPTON

AFTER RECORDING RETURN TO

Certified mtg
928 Klamath
City

No.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the
20th day of January, 19 78,
at 10:12 o'clock A.M., and recorded
in book M78 on page 1239.

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title

By *Bernard H. Felsch* Deputy

Fee \$3.00

533