

1967/50

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

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

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:

Southeast 1/4 of Northeast 1/4 and Northeast 1/4 of Southeast 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 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 \$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, 1971.

George A. Pondella Jr.

STATE OF OREGON, County of Klamath ss. September 15, 1971
 Personally appeared the above named GEORGE A. PONDELLA JR.

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

Before me Helen D. Koeckner
 Notary Public for Oregon
 My commission expires 11/25/72

(OFFICIAL SEAL)

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. KEMPTON and
CHRIS A. KEMPTON

AFTER RECORDING RETURN TO

Certified mtg
928 Klamath
City

(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
20th day of January, 1978,
 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. Kelsch Deputy

Fee \$3.00