

42332

WARRANTY DEED

Vol. MC Page 173

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT F. PARKER and GOLDA E. PARKER, husband and wife, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. . . . .

(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 said 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 the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 23.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of January, 1978;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Lola Ulam  
George A. Pondella, Jr.

STATE OF OREGON,

County of Klamath

January 26, 19 78

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:  
W. Darlene Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

\_\_\_\_\_  
Recording Officer  
By \_\_\_\_\_ Deputy

After recording return to:

Mr. & Mrs. Robert F. Parker  
3500 Summers Lane - Space 29  
Klamath Falls Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Robert F. Parker  
Address As Above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

1732

EXHIBIT "A"

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Easterly right of way of Applegate Street and the Southeasterly right of way of Charley Avenue, thence Southerly along said right of way of Applegate Street South 0° 51' West 59.1 feet to the true point of beginning; thence continuing Southerly along said right of way South 0° 51' West 115.2 feet; thence leaving said right of way South 59° 30' East to the Westerly right of way of Lalakes Avenue; thence Northerly along said right of way of Lalakes Avenue North 30° 30' East 100 feet; thence leaving Lalakes Avenue North 59° 30' West to the true point of beginning. Also referred to as Lots 74, 75, 76 and 79 of SPINKS ADDITION to Chiloquin, an unrecorded subdivision in Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of January A. D. 1978 at 8:51 o'clock A. M., and

fully recorded in Vol. M78, of Deeds on Page 1731.

Wm D. MILNE, County Clerk

By Bernethard A. Fitch

Fee \$6.00