

NHC. 6116-B

43754

WARRANTY DEED

Vol. 78 Page 3637

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

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:

Lots 4 and 6 Block 3, and Lots 1 and 2, Block 4, SADDLE MOUNTAIN ESTATES, TRACT NO. 1055, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in the Land Status Report recorded November 25, 1958 in Vol. 306, page 712, Deed Records of Klamath County, Oregon.
2. Reservations as contained in plat dedication.
3. Covenants and restrictions as disclosed by instrument recorded March 15, 1977 in Vol. M77, page 4361, Microfilm Records of Klamath County, Oregon.

(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 THOSE AS SET FORTH ABOVE,

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 \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols <sup>(9)</sup>, if not applicable, should be deleted. See ORS 93.030.)

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 23 day of February, 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.

George A. Pondella, Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
February 23, 1978

Personally appeared the above named George A. Pondella, Jr.

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

Before me, Notary Public for Oregon  
(OFFICIAL SEAL) My commission expires: 7/19/78

STATE OF OREGON, County of ) ss.  
Personally appeared )  
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

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  
(OFFICIAL SEAL) My commission expires:

PONDELLA
GRANTOR'S NAME AND ADDRESS
PARKER
GRANTEE'S NAME AND ADDRESS
Robert F. and Golda E. Parker
3500 Summers Lane Space 29
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
After recording return to:
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 27th day of February, 1978, at 1:29 o'clock P.M., and recorded in book M78 on page 3637 or as file/reel number 43754
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer
By Deputy
Fee \$3.00