

1-1-74

45936

WARRANTY DEED

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6716

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYNDIA DAWN PAUGH, 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:

Lot 13 of RIVER'S BEND, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Modoc Point Irrigation District
2. Rights of the public and of Governmental bodies in and to any portion of the herein described property lying below the high water mark of the Williamson River.
3. Restrictions as shown on the recorded plat of River's Bend.
4. An easement created by instrument, including the terms and provisions thereof, recorded August 19, 1960 in Book 323 at page 438.

(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 specifically set forth hereinabove

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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 5th day of April 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

April 5, 1978.

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

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&S  
S. 6th St.

NAME, ADDRESS, ZIP

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

Linda D. Paugh  
P.O. Box 793  
T. Falls, Ore 97601

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of April 1978, at 11:28 o'clock A.M., and recorded in book M78 on page 6716 or as file/reel number 45936.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By: [Signature] Deputy

Fee 3.00