

71A 38-14812

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

49289

WARRANTY DEED

Vol. 78 Page 11620

STEVENESS LAW PUBLISHING CO. PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA INC., an Oregon Corporation, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR.

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 7, Block 4, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2.

2. An easement created by instrument, including the terms and provisions thereof, Recorded May 10, 1959 Book: 314 Page: 673

In favor of Klamath County
For Highway purposes over this and other property.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$1,200.00
① 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). ② (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 30 day of May, 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)

STATE OF OREGON,

County of Klamath } ss.
19 5-30

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath } ss.
5-30 1978

Personally appeared Geroy Granger and Elvina P. Granger 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

Winema Peninsula, Inc. 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:

Bonnie M. Kitcher

Notary Public for Oregon

My commission expires: 11-20-78

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr.
P.O. Box 286
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

Winema Real Estate
P.O. Box 376
Chiloquin, Oregon 97624

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

Donald M. Lefler
P.O. Box 517
Chiloquin, Oregon 97624

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of May, 1978, at 3:58 o'clock P.M., and recorded in book M78 on page 11620 or as file/real number 49289

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

Wm. D. Milne

By Bernetha Heltsch Recording Officer
Deputy

Fee \$3.00