

51869

GEORGE A. PONDELLA, JR.,

WARREN J. HUDSON & ROBIN D. HUDSON, husband and wife

of Klamath, State of Oregon, described as:

Lot 2, Block 2, Tract No. 1114, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE EXHIBIT A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 17,500.00

Dated this 14th day of July, 19 78

George A. Pondella Jr.

STATE OF OREGON, County of Klamath) ss.

On this 17th day of July

George A. Pondella, Jr.

19 78 personally appeared the above named

instrument to be his voluntary act and deed.

Before me

Barlene P. Addington

Notary Public for Oregon

My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Tax statements to:
Mr. & Mrs. Warren Hudson
P.O. Box 210
Keno, Oregon

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways. Some as disclosed by Deed Books 289 at page 627, 310 at page 430, 307 at page 337, 311 at page 566 and 333 at page 648, and by Miscellaneous Volume 14, instrument No. 48540 and 13 at page 203.

2. Reservation of Fire Roads by United States of America as set forth in Deed Books 291 at page 312 and 301 at page 374.

3. Reservation of right of way of California & Eastern Railroad and of United States of America fire roads, including the terms and provisions thereof, as set forth in Deed Books 301 at page 374 and 310 at page 430.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : February 18, 1970
Recorded : February 25, 1970 Book: M-70 Page: 1509
In favor of : Owners of adjacent or contiguous land
For : Roadway and utility purposes

5. An easement created by instrument, including the terms and provisions thereof,

Dated : July 18, 1977
Recorded : November 14, 1977 Book: M-77 Page: 21915
In favor of : Pacific Power & Light Company
For : Transmission and distribution of electricity over the E&NE&NE&

6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,900.00

dated : May 10, 1978
Recorded : July 7, 1978 Book: M-78 Page: 14565
Trustor : George A. Pondella, Jr.
Trustee : Klamath County Title Company
Beneficiary : Charles F. Breslin, a married man, which Trust Deed

the Grantor herein holds Grantees herein harmless therefrom, as Grantees herein do not assume and agree to pay this Trust Deed, and Grantor herein hereby agrees that this Trust Deed shall be paid in full at the time of, or prior to, payment in full of Purchase Money Trust Deed from Grantees herein to Grantor herein.

7. Reservations, including the terms and provisions thereof, as set forth in Trust Deed recorded July 7, 1978 in Book M-78 at page 14565, Microfilm Records, concerning the removal of trees.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

as 18th day of July A. D. 1978 at 10:59⁵⁹ o'clock A.M. on

July recorded in Vol. M78 of Deeds on Page 15463

Wm D. MILNE, County Clerk

By *Lumina Shitsch*