

M-38-16272-8 54500 SPECIAL WARRANTY DEED Vol. 778 Page 19601

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DONALD E. BAILEY

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KIAMATH, State of Oregon, described as follows, to-wit:

Township 35 South, Range 10 East, W.M.

Section 16; North  $\frac{1}{2}$  of Northwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ .

This conveyance is made subject to easements, rights of way of record and those apparent on the land. And Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land laying east of and adjoining the westerly boundry and North of and adjoining the southerly boundary.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00.

However, the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that the whole or any part of the above described property is not subject to any other lien or encumbrance of any kind.

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 28th day of August, 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

August 28, 1978

Personally appeared the above named

GEORGE A. PONDELLA JR.

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

Notary Public for Oregon  
My commission expires 5-22-81

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

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 \_\_\_\_\_

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)

GEORGE A. PONDELLA JR.

Box 286

Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

DONALD E. BAILEY

5727 Washburn Way

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Donald E. Bailey  
5727 Washburn Way  
Chiloquin, Oregon 97601

NAME, ADDRESS, ZIP

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

Grantee - Address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of September, 1978, at 10:57 o'clock A.M., and recorded in book M78 on page 19601 or as file/real number 54500.

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

Wm. D. Milne

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

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE

78 SEP 6 AM 10 57