

38-16272-M

54695

WARRANTY DEED



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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DONALD E. BAILEY**, 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:

**Township 35 South, Range 10 East, W.M.
Section 16, South ½ of the Northwest ¼ of Southwest ¼**

And Grantor herein reserves an easement for joint user roadway purposes over and across a 30 foot wide strip of land laying east of and adjoining the Western boundary 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 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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and apparent on the land

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 \$ **6,000.00**

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 I, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and when 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 **29th** day of **August**, 19 **78**; 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**
September 8, 19**78**

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 _____ 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

**Donald E. Bailey
3727 Washburn Way
Klamath Falls, Oregon 97601**

NAME, ADDRESS, ETC.

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

**Donald E. Bailey
Address as above**

NAME, ADDRESS, ETC.

STATE OF OREGON,

County of **Klamath** } ss.

I certify that the within instrument was received for record on the **8th** day of **September**, 19**78**, at **3:54** o'clock P.M., and recorded in book **H78** on page **19933** or as file/reel number **54695**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

*By [Signature] Recording Officer
Deputy*

Fee \$3.00