

1-1-74

1A 38-16648 57085

WARRANTY DEED

Vol. 178 Page 23664

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ADELINE M. PONDELLA

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:

Government Lot 4, EXCEPTING the East 10 acres in Section 1, Township 35 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of Sprague River Highway.

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

Dated : August 12, 1976  
Recorded : October 7, 1976 Book: m-76 Page : 15761  
In favor of : Pacific Power & Light Co., a corporation  
For : Electric transmission line

(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 \$

~~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 ©, 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 19th day of October, 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)

*George A. Pondella Jr.*

STATE OF OREGON,

County of Klamath } ss.  
October 19, 1978

Personally appeared the above named

George A. Pondella, Jr.

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_

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 acknowledged the foregoing instrument to be his voluntary act and deed

\_\_\_\_\_ 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)

(OFFICIAL SEAL)

Before me: *Sharon Allen*  
SHARON ALLEN  
Notary Public for Oregon  
My commission expires: 10-5-82

Notary Public for Oregon

My commission expires:

George A. Pondella, Jr.

Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Adeline M. Pondella

Box 286

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Adeline M. Pondella

PO Box 286

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

John Mayer &amp; William H. Armstrong

1138 E. 87th Pl

Los Angeles, CA 90052

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of October, 1978, at 3:43 o'clock P.M., and recorded in book M78 on page 23664 or as file/reel number 57085.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

*By [Signature] Recording Officer*  
*[Signature] Deputy*

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDING USE