

1-1-74

57471

WARRANTY DEED

Vol. 178 Page 24262

KNOW ALL MEN BY THESE PRESENTS, That JOAN N. HAYES

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:

For this description see attached Exhibit "A" and by this reference made a part hereof.

(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 \$ 2,500.00

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 2nd 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.

STATE OF California

COUNTY OF Los Angeles

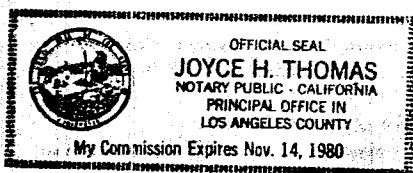
ss.

ON October 2, 1978
before me, the undersigned, a Notary Public in and for said State, personally appeared

Joan N. Hayes

to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Notary Public in and for said State.

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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

ACKNOWLEDGMENT—General—Uniform Form 231—Rev. 3-84

Joan N. Hayes

39727 Lomita

Saugus, CA 91350

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr.

PO Box 286

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Pondella, Jr.

PO Box 286

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

George A. Pondella, Jr.

PO Box 286

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

DESCRIPTION

24263

Lot 7, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, said point being North 0° 07' 13" West a distance of 71.79 feet from the South $\frac{1}{4}$ corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence South 0° 07' 13" East along said West line of the point of beginning.

SUBJECT, however to the following:

1. Reservations as contained in plat dedication, to wit:
"said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 27th day of October A. D. 1978 at 12:54'clock P.M., and
recorded in Vol. 478, of Deeds on Page 24262

Wm D. MILNE, County Clerk

By Bernard H. Hetch

Fee \$6.00