

61682

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR. and JOSEPHINE L. SNYDER hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARTIN LYLE FLOGERZI 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 KLAMATH, State of Oregon, described as follows, to-wit:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 31 South, Range 8 East of the Willamette Meridian, that lies Easterly of the Sprague River, Northerly of the Chiloquin-Sprague River Highway and Northerly of the following described line:

A line being, at all points halfway, when measured perpendicular to the North section line of said Section 28, between said section line and the Northerly right of way line of the Chiloquin-Sprague River Highway. TOGETHER WITH an easement for roadway purposes over a strip of land, 60 feet wide, lying along, contiguous to and Westerly of a line beginning at the Southeast corner of the above described parcel of land and running thence Southerly along the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28 to the North line of the Chiloquin-Sprague River Highway.

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 \$10,000.00. 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 17th day of September, 1976; 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.
Josephine L. Snyder

STATE OF OREGON,
County of Klamath } ss.
September 22, 1976

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
GEORGE A. PONDELLA JR.
JOSEPHINE L. SNYDER
and acknowledged the foregoing instrument to be their voluntary act and deed.

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:
Barlene Addington
Notary Public for Oregon
My commission expires 3-21-77

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GEORGE A. PONDELLA JR. and JOSEPHINE L. SNYDER
BOX 286 Chiloquin, Or.
GRANTEE'S NAME AND ADDRESS
MARTIN LYLE FLOGERZI
37639 3rd. St. E.
Palmdale, California 93550

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 25th day of January, 1979, at 2:07 o'clock P. M., and recorded in book M79, on page 2154 or as file/reel number 61682.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
Bernice Shetcher Deputy

Fee \$3.00

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