

GEORGE A. PONDELLA, JR.

hereinafter called grantor, convey(s) to

DAVID G. PONDELLA

all that real property situated in the County

of Klamath, State of Oregon, described as:

THE N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 2) Reservations and restrictions contained in Land Status Report recorded October 14, 1958 in Book 304 at page 636, Deed Records.
- 3) Reservations of $\frac{1}{4}$ of all minerals as disclosed by instrument dated May 11, 1970 and recorded May 19, 1970 in Book M-70 at page 3980.
- 4) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus years in which this special assessment was in effect for the land.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 8,000.00

Dated this 24th day of January, 1979

George A. Pondella Jr.

STATE OF OREGON, County of Klamath) ss.

January 25th, 1979 personally appeared the above named
George A. Pondella, Jr. and acknowledged the foregoing
instrument to be His voluntary act and deed.

Before me:

Marlene L. Addington
Notary Public for Oregon

My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: & Tax
Statements:David G. Pondella
5646 Lemona Ave.
Van Nuys, CA 91401

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 25th day of January, 1979
at 3:08 o'clock P. M. and recorded in book M79
on page 2182 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernice Schelsch* Deputy

Fee \$3.00