

1967 (SO)

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE ROBERT WELLS

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by GEORGE A. PONDELLA JR.

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:

NORTH  $\frac{1}{2}$  of South  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 27, Township 34 South, Range 7 East.

This conveyance is made subject to easements, rights of way of record and those apparent on the land.

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

and that grantor will warrant and forever defend the above granted 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 \$8,500.00  
① However, the actual consideration paid for this transfer includes other property or interest in property which is part of the consideration (indicate which) ②

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 16th day of February, 1979.

Clarence Robert Wells  
By P.A.A. Clarence Richard Wells  
No. 57511

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named CLARENCE R. WELLS

February 16, 1979

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Charmine Wells  
Notary Public for Oregon  
My commission expires 1982

NOTE—The sequence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

CLARENCE R. WELLS  
TO  
GEORGE A. PONDELLA JR.

AFTER RECORDING RETURN TO

GEORGE A. PONDELLA JR.  
BOX 286

CHILOQUIN, OREGON 97624

Tax Statements To:  
George A. Pondella Jr.  
Address As Above

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of February, 1979, at 3:33 o'clock P. M., and recorded in book M79 on page 3869 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By: *Samuel A. Hittach* Deputy

Fee \$3.00

79 FEB 20 PM 3:33