

63830

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79

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T/A 38-17858-M

GEORGE A. PONDELLA, JR.

hereinafter called grantor, convey(s) to

STEVEN J. TYRHOLM

all that real property situated in the County of Klamath, State of Oregon, described as:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM unto Lura Willis Martin, her heirs, successors and assigns, a right-of way 60 feet in width located in the most feasible route over and across said premises to the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 27, as an appurtenance to said E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 27 for the purpose of ingress to and egress from the said E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 27. And Grantor reserves an easement for joint user roadway and all other road purposes over and across a 30 foot strip of land lying South and parallel to the north boundary of the property herein described.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached exhibit "A"

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 \$ 6,250.00.

Dated this 9th day of March, 19 79.

George A. Pondella, Jr.

STATE OF OREGON, County of Klamath ) ss.

On this 9th day of March, 19 79 personally appeared the above named George A. Pondella, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Parlene T. 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)

PONDELLA

TO

TYRHOLM

After Recording Return to: & Taxes  
Steven J. Tyrholm  
1335 Tamera Drive  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

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, including the terms and provisions thereof, 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, including the terms and provisions thereof, as disclosed by instrument

Dated : May 11, 1970

Recorded : May 19, 1970

Reserved by : Inez Weeks Hunter

Book: M-70 Page: 3980

4. Easement agreement, including the terms and provisions thereof, dated October 23, 1978, recorded October 26, 1978 in Book M-78 at page 24073, Microfilm Records, between George A. Pondella, Jr. et al., for a non-exclusive easement for road purposes for ingress and egress for the use of all adjacent property owners over a 60 foot wide strip of land being 30 feet on each side of the East line of the W $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 27, Twp 34 S., R 7 EWM.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 12th day of March A. D. 1979 at 10:57 o'clock A M.

duly recorded in Vol. M79, of Deeds on Page 5537

Wm D. MILNE, County Cl.

By Bernice A. Letcher

Fee \$6.00