

GEORGE A. PONDELLA, JR.

hereinafter called grantor, convey(s) to STEVEN J. TYRHOLM and ERIC E. BROSTERHOUS, each to an undivided 1/2 interest all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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, 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 1/2 of all minerals, including the terms and provisions thereof, as disclosed by instrument dated May 11, 1970, recorded May 19, 1970 in Book M-70 on Page 3980.

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 \$ 12,500.00 \*

Dated this 9th day of March, 19 79.

George A. Pondella, Jr.

STATE OF OREGON, County of Klamath ) ss.

Dated 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:

Darlene 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/Brosterhaus

After Recording Return to: & Taxes:  
**Steven J. Tyrholm**  
**Eric E. Brosterhaus**  
**337 Haskins #2**  
**Klamath Falls, Oregon 97601**

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

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.

By \_\_\_\_\_ Deputy

79 MAR 12 21 00 AM '79

## EXHIBIT "A"

5542

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

And Grantor reserves an easement for joint user roadway and all other road purposes over and across a 30 foot wide strip of land lying South and parallel to the north boundary of the herein described property.

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 <sup>A</sup>M., and

legally recorded in Vol. M79, of Deeds on Page 5541

Wm D. MILNE, County Clerk

By Renee A. Hirsch

Fee \$6.00