

WARRANTY DEED

Vol. 179 Page



KNOW ALL MEN BY THESE PRESENTS, That WESLEY DeBOER and BEVERLY C. DeBOER, husband and wife,

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

Lot 5 RIVER'S BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the back and grove shown on the plat, however to the following:

1. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water mark of the Williamson River.

2. A 25 foot building setback line along the front as set forth on dedicated plat.

3. A 5 foot building setback line along the side lines as set forth on dedicated plat.

(For a continuation of this description see the reverse side of document.)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said 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 \$3,500.00. 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 1st day of MARCH, 1977, 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)

STATE OF OREGON,

County of Marion

March 1, 1977

Personally appeared the above named

Wesley DeBoer and Beverly C. DeBoer, husband and wife

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: April 1, 1980

STATE OF OREGON, County of

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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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Wesley & Beverly DeBoer
5510 Windsor Island Rd., Sp. 36
Salem, Oregon 97303

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr.
PO Box 286
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Pondella, Jr.
PO Box 286
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

George A. Pondella, Jr.
PO Box 286
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 or as file/reel number of Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

279 APR 3 AM 10 17

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That WESLEY DEBOR and BEVERLY C. DEBOR

Continuation of description.

4. A 20 foot public utilities easement along the back as set forth on dedicated plat.
5. Reservations as contained on plat dedication to wit:
"Subject to a 25 foot building set-back line along the front to all lots, a 5 foot building setback line along the side lines of all lots, and a 20 foot easement along the back of all lots for future public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon."
6. Conditions and restrictions as set forth in deed recorded July 12, 1961 in Volume 331, page 113, Deed Records of Klamath County, Oregon, to wit:
"No commercial use shall be made of the premises herein granted, that any residence built thereon shall be of not less than 600 square feet of livable floor space and set on rock or concrete foundation and that in the occupation of the premises the grantee, their successors and assigns shall not construct or maintain outside privies and will comply with all state and county sanitary regulations."
7. Terms and conditions of Modoc Point Unit Irrigation Project.
8. Subject to reservations set out in Land Status Report recorded in Volume 311, page 570, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Vol. 7239, page 7239, of the Deeds of this County, on the 17th day of April, 1979, at 10:16 clock A.M. and that the same is a true and correct copy of the original as the same appears in the records of this County.

By Bernice A. Hetch
County Clerk

Fee \$6.00

Wesley Debor
Beverly C. Debor

STATE OF OREGON, County of _____
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Vol. _____, page _____, of the Deeds of this County, on the _____ day of _____, 19____, at _____ clock _____ M., and that the same is a true and correct copy of the original as the same appears in the records of this County.

STATE OF OREGON
County of _____
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Vol. _____, page _____, of the Deeds of this County, on the _____ day of _____, 19____, at _____ clock _____ M., and that the same is a true and correct copy of the original as the same appears in the records of this County.

STATE OF OREGON
County of _____
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Vol. _____, page _____, of the Deeds of this County, on the _____ day of _____, 19____, at _____ clock _____ M., and that the same is a true and correct copy of the original as the same appears in the records of this County.

STATE OF OREGON
County of _____
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Vol. _____, page _____, of the Deeds of this County, on the _____ day of _____, 19____, at _____ clock _____ M., and that the same is a true and correct copy of the original as the same appears in the records of this County.

Recording Officer
Deputy