

65911

M7C 1396

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KNOW ALL MEN BY THESE PRESENTS, That

GEORGE A. PONDELLA, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARIAN C. CARTER

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:

See Exhibit "A" and by this reference made a part hereof.

SUBJECT HOWEVER, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Deed recorded in Volume 139, page 351, Records of Klamath County, Oregon, as follows:
"there is reserved from the lands hereby granted a right of way thereon for ditches or canals construed by the authority of the United States."
3. Subject to a 15 foot road easement parallel and adjacent to the South boundary thereof.
4. Subject to road easements for any roadways existing as of the date of this deed. Said easement to be 20 feet wide.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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 \$ 17,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 19 day of April, 1979; 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)

George A. Pondella Jr.

George A. Pondella, Jr.

STATE OF OREGON,

County of Klamath

April 19

1979.

Personally appeared the above named

George A. Pondella, Jr.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10/16/80

George A. Pondella, Jr.

PO Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Marian C. Carter

2040 NW Witherspoon

Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marian C. Carter

2050 NW Witherspoon

Roseburg, OR 97470

NAME, ADDRESS, ZIP

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

Marian C. Carter

2040 NW Witherspoon

Roseburg, OR 97470

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

) ss.

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:

STATE OF OREGON,

) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock P.M., and recorded in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
DeputySPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

8939

DEED DESCRIPTION

Parcel 2 North

A parcel of land containing 9.423 acres, more or less, situated in the South one-half, Southeast one-quarter, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron rod from which the one-quarter corner common to Sections 30 and 31 bears S 49°38'14" W - 1258.23 feet;

thence N 00°02'56" W - 492.16 feet to a one-half inch iron rod on the northerly line of the South one-half of the Southeast one-quarter of said Section 30;

thence S 89°14'01" E - 836.15 feet along said northerly line to a one-half inch iron rod;

thence S 00°02'56" E - 489.71 feet, leaving said northerly line to a one-half inch iron rod;

thence N 89°24'05" W - 836.12 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co
this 20th day of April A. D. 1939 at 3:42 o'clock P. M., or
fully recorded in Vol. M79, of Deeds on Page 8938

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$6.00