

73576

M-19820-0

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 21309

GEORGE A. PONDELLA, JR.

MARY C. EWING and DANIEL DAVID EWING, not as Tenants in Common but with
Right of Survivorship
of Klamath, State of Oregon, described as:

Lot 5, RIVERS BEND, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Taxes for the year 1979-80 are now a lien but not yet payable.
- 2) Rights of the public and of governmental bodies in and to any portion of the above described property lying below the mean high water mark of the Williamson River.
- 3) Restrictions, as shown on the recorded plat of Rivers Bend.
- 4) Covenants, easements and restrictions, imposed by instrument, including the terms thereof, recorded July 12, 1961 in Book 331 at Page 113.
- 5) Subject to reservations set out in Land Status Report recorded in Book 311 at page 570, Deed Records of Klamath County, Oregon.
- 6) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Unit Irrigation District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth hereinabove

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 \$ 5,000.00

Dated this 22nd day of August, 1979

George A. Pondella Jr.

STATE OF OREGON, County of Klamath) ss.

DATED ON THIS 6th DAY OF SEPTEMBER, 1979 personally appeared the above named
George A. Pondella Jr.
instrument to be his voluntary act and deed.

Before me:

Lynthe Moore

Notary Public for Oregon

My commission expires: August 27, 1983

* 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)

TO

After Recording Return to: & Tax Stmt.
Ms. Mary Ewing &
Mr. Daniel D. Ewing
953 Lassen Street
Richmond, CA 91805

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record
on the 6th day of September, 1979
at 3:30 o'clock P.M. and recorded in book M79
on page 21309 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha Whitcomb Deputy

Fee \$3.50