

**FRONTIER**  
TITLE & RECORD CO.

**79376**

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
**GEORGE A. PONDELLA JR.**

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**ROBERT W. PATE & KAREN M. PATE, husband and wife**  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of **KLAMATH**, State of Oregon, described as follows, to-wit:

**SOUTH ½ of SOUTHWEST ¼ of NORTHWEST ¼ of SECTION 4,  
TOWNSHIP 37 South, RANGE 12 EAST, W.M.**

This conveyance is made subject to easements, rights of way of record  
and those apparent on the land and Grantor reserves an easement for  
joint user roadway and all other roadway purposes over and across a  
30 ft. wide strip of land laying east of adjoining and parallel to the  
westerly boundary.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **1,300.00**  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,300.00~~  
the whole consideration (indicate which). (The sentence between the symbols ①, 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 **15th** day of **January**, 1980;  
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 **Klamath** } ss.  
**January 15**, 19 **80**

Personally appeared the above named  
**GEORGE A. PONDELLA JR.**

and acknowledged the foregoing instru-  
ment to be **his** voluntary act and deed.

Before me:  
**Notary Public for Oregon**  
My commission expires **8-23-81**

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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 \_\_\_\_\_

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 be-  
half 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:  
**Notary Public for Oregon**  
My commission expires: \_\_\_\_\_

**GEORGE A. PONDELLA JR**  
**BOW 286**  
**CHILOQUIN, OREGON 97624**  
GRANTOR'S NAME AND ADDRESS  
**ROBERT AND KAREN PATE**  
**1583 N SAN ANTONIO**  
**UPLAND, CALIF ORNIA 91786**  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
**GRANTEES**

**same as above**

NAME, ADDRESS, ZIP

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

**GRANTEES**

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of **Klamath** } ss.

I certify that the within instru-  
ment was received for record on the  
**15th** day of **January**, 19 **80**,  
at **2:54** o'clock **P.**M., and recorded  
in book **M80** on page **870** or as  
file/reel number **79376**,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

**Wm. D. Milne**  
Recording Officer  
By **Bernetha J. Jetch** Deputy

Fee \$3.50