

1-1-74

82277

BARGAIN AND SALE DEED

Vol. Ma Page 5497

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICK I. LA FOLLETTE, hereinafter called grantor,

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:

West $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ 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 south of adjoining and parallel to the northerly boundary.

This deed made to replace deed of sale dated November 24, 1975 recorded in book M75 on page 14787.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,350.00

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 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 20 day of March, 19 80; 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.

George A. Pondella Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 20, 19 80

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 7-19-82

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GEORGE A. PONDELLA JR.

GRANTOR'S NAME AND ADDRESS

PATRICK I. LA FOLLETTE
731 N. Ave. 50
Los Angeles, Calif.

GRANTEE'S NAME AND ADDRESS

Grantee

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of March, 19 80, at 3:17 o'clock P.M., and recorded in book/reel/volume No. 1180 on page 5437 or as document/fee/file/instrument/microfilm No. 82277 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha H. Hetch Deputy

Fee \$3.50

280 MAR 24 PM 3 17