

## WARRANTY DEED

Vol. 1780 Page 6097KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA, JR. and LOLA ULAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. FULTON, 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:

A tract of land situated in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street extended; thence South 30° 30' West 150 feet along the Westerly line of LaLakes Avenue to the True Point of Beginning; thence North 59° 30' West 125 feet; thence South 30° 30' West parallel to the West line of LaLakes Avenue 200 feet; thence South 59° 30' East 125 feet; thence North 30° 30' East 200 feet to the True Point of Beginning, also known as Lots 68, 69, 70 and 71 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision.

(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

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 \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of September, 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)

George A. Pondella Jr.  
Lola Ulam

STATE OF OREGON,

County of Klamath } ss.October 10, 1977.

Personally appeared the above named

George A. Pondella, Jr. and  
Lola Ulam

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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

, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and

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:

George A. Pondella Jr. & Lola Ulam

GRANTOR'S NAME AND ADDRESS

James W. Fulton  
2100 W. 3rd St. #1007  
Yuma City, AZ 85364

GRANTEE'S NAME AND ADDRESS

Same as Grantor

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of April, 1980, at 3:57 o'clock P. M., and recorded in book 1830 on page 6097 or as file/reel number 82640.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By [Signature] Recording Officer  
Deputy

Fee \$3.50