



**WARRANTY DEED**

3228

WARRANTY DEED

Vol. 1780 Page 7065

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VINCENT L. WEBB and PATRICIA L. WEBB, husband and wife, 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:

Lot 2 in Block 4, TRACT NO. 1055, SADDLE MOUNTAIN ESTATES.

SUBJECT, however, to the following:

1. Reservations as contained in Land Status Report recorded November 25, 1958 in Volume 306, Page 712, Deed Records of Klamath County, Oregon.
2. Reservations as contained in plat dedication.
3. Covenants and restrictions as disclosed by instrument recorded March 5, 1977 in Volume M 77, Page 4361, Microfilm Records of Klamath County, Oregon.

(continued on reverse side)

(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, suc. essors 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 \$8,900.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$8,900.00~~ (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 24th day of March, 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)

George A. Pondella, Jr.

STATE OF OREGON,  
County of Klamath } ss.  
March 24, 1980.

Personally appeared the above named  
George A. Pondella, Jr.

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

(OFFICIAL SEAL)

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

STATE OF OREGON, County of } ss.  
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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:

George A. Pondella, Jr.  
P.O. Box 286  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESS

Vincent L. & Patricia L. Webb  
774 West Oregon Avenue  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

see below

NAME, ADDRESS, ZIP

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

Vincent L. & Patricia L. Webb  
774 West Oregon Avenue  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

(continued from front)

4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,125.00.  
 Dated : January 22, 1979  
 Recorded : January 23, 1979 in Volume M 79, Page 1902, Klamath County Microfilm Records  
 Mortgagor : George A. Pondella, Jr.  
 Mortgagee : Robert F. Parker and Golda E. Parker  
 (covers additional property)

Grantor covenants to hold the grantee herein harmless from said mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 16th day of April A. D. 1980 at 10:16 clock A. M., and

duly recorded in Vol. M80, of Deeds on Page 7065

Wm D. MILNE, County Clerk

By Berntha Adetech

Fee \$7.00