

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-8637-4

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KNOW ALL MEN BY THESE PRESENTS, That Stanley D. Straus, Francis C. Ayres and John D. Ashpole, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. Pondella, Jr.

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 parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the Northerly right of way line of the Head of the Williamson Road, a county road, with the West line of said SE $\frac{1}{4}$ from which the Southwest corner of said SE $\frac{1}{4}$ bears South 00° 13' 18" East 744.68 feet; thence North 00° 13' 18" West along said West line of the SE $\frac{1}{4}$, 1373.50 feet to a 5/8 inch iron pin; thence South 52° 41' 41" East 1032.47 feet to a 5/8 inch iron pin on said Northerly right of way line; thence South 37° 18' 19" West along said right of way line, 363.09 feet to a 5/8 inch iron pin marking the beginning of a curve to the right; thence along the arc of a 1382.40 feet radius curve to the right (delta = 25° 02' 14"); long chord = South 49° 49' 26" West, 599.29 feet) 604.08 feet to a 5/8 inch iron pin at the end of a curve; thence South 62° 20' 33" West along said right of way line, 155.78 feet to the point of beginning.

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 EXCEPT THOSE OF RECORD, OR THOSE APPARENT UPON THE LAND, IF ANY AS OF THE DATE OF THIS DEED.

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 \$ -0- ~~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 Δ , if not applicable, should be deleted. See ORS 93.036.)

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 1ST day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Jackson) ss.
May 1, 19 80

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 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.

Personally appeared the above named Stanley D. Straus, Francis C. Ayres and John D. Ashpole

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

Before me: H. D. Volkman

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/25/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of May, 19 80, at 8:36 o'clock A.M., and recorded in book M80 on page 8545 or as file/reel number 84114

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *James H. Ashpole* Recording Officer Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY