



FRONTIER
WARRANTY DEED (Individual or Corporate)

85446

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M80 Page 10710

KNOW ALL MEN BY THESE PRESENTS, That LOUIS B. PONDELLA and MARCIA R. PONDELLA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. SMITH and MARY R. SMITH, 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 22 in Block 3 as shown on the map entitled "Tract 1127 - "NINTH ADDITION TO SUNSET VILLAGE", filed January 24, 1977 in Book 21 at page 22 in the office of the County Recorder of said Klamath County.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District. 2. Regulations of South Suburban Sanitary District. 3. Drainage easement as delineated on the recorded plat along the Northwestern 20 feet of said property. 4. Drainage and Public utility easements as delineated on the recorded plat along the Southwestern 40 feet of said property. 5. Covenants, easements and restrictions imposed by instrument recorded January 25, 1978 in volume M78, page 1523, Klamath County Microfilm Records.

(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 except as set forth above and apparent upon the land,

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 \$75,000.00. 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 11th day of June, 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)

Louis B. Ponderella
Marcia R. Ponderella

STATE OF OREGON, CALIFORNIA }
County of Los Angeles } ss.
JUNE 9TH, 1980

STATE OF OREGON, County of _____, 19____ ss.

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)

Before me:
(OFFICIAL SEAL) *Frank J. McIntyre*
Notary Public for Oregon CALIFORNIA
My commission expires: MAY 8 1983

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
Louis B. Ponderella
Marcia R. Ponderella
605 N. Klamath Falls, Oregon 97601

After recording return to:
William R. & Mary R. Smith
6306 Harlan Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June, 1980, at 12:24 o'clock P.M., and recorded in book M80 on page 10710 or as file/reel number 85446.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

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

Fee \$3.50

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