

1-1-74

87297

SPECIAL WARRANTY DEED

Vol. 180 Page 13736

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto G. FRANK KOHLER and GERTRUD KOHLER, husband and wife, 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:

South $\frac{1}{2}$ of Government Lot I and South $\frac{1}{2}$ of Government Lot 2 in Section 4, Township 37 South, Range I2 East, W.M. (40 acres, more or less)

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 east of adjoining and parallel to the westerly boundary.

This deed made to replace deed of sale dated April 20, 1973, recorded in book M 73 page 4730.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00.
 (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 20 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
March 20, 1980

STATE OF OREGON, County of _____ 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 _____

Personally appeared the above named GEORGE A. PONDELLA JR. and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires 7-19-82

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

GEORGE A. PONDELLA JR.

GRANTOR'S NAME AND ADDRESS

G. FRANK KOHLER
11945 Woodley Ave.
GRANADA HILLS, CALIF. 91344

After recording return to:

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 ss.

I certify that the within instrument was received for record on the 23rd day of July, 1980, at 3:22 o'clock P.M., and reco. d in book M80 on page 13736 or as file/reel number 87297, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha J. Heloch Deputy
 Fee \$3.50

SPACE RESERVED
 FOR
 RECORDER'S USE

80 JUL 23 PM 3 22