

1967

87298

Vol. M<sup>80</sup> Page 13737

KNOW ALL MEN BY THESE PRESENTS, That  
 GEORGE A. PONDELLA JR., hereinafter called the grantor,  
 for the consideration hereinafter stated to the grantor paid by G. FRANK KOHLER and  
 GERTRUD KOHLER, husband and wife  
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
 mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
 ing described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise  
 appertaining, situated in the County of KLAMATH, State of Oregon, to-wit:  
 NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of SECTION 4, Township 37 South, Range 12 East, W.M.

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 south of adjoining and parallel to the northerly  
 boundary.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns  
 and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with  
 the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and as-  
 signs, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from  
 all encumbrances

This deed made to replace deed of sale dated February 21, 1973,  
 recorded in book M 73 on page 1845.

and that grantor will warrant and forever defend the above granted 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 \$2,520.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-  
 cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied  
 to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 20th/ day of  
 March, 1980; if the grantor is a corporation, it has caused its corporate name to be signed and its  
 corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON,

County of Klamath

March 20, 1980

Personally appeared the above named

GEORGE A. PONDELLA JR.

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me:  
 (OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 7-19-82

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

each for himself and not one for the other, did say that the former is the  
 \_\_\_\_\_ who, being duly sworn,  
 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 be-  
 half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
 SEAL)

NOTE—The sentence between the symbols Ⓢ; if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

(SURVIVORSHIP)

GEORGE A. PONDELLA JR.

TO  
 G. FRANK KOHLER11945 Woodley Ave.  
 GRANADA HILLS, CAL. 91344

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Tax Statements sent to  
 Grantee

No.

(DON'T USE THIS  
 SPACE) RESERVED  
 FOR RECORDING  
 LABEL IN COUN-  
 TIES WHERE  
 USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 23rd day of July, 1980,  
 at 3:22 o'clock P.M., and recorded  
 in book M80 on page 13737  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Wm. D. Milne

County Clrk Title.

By Bernetha S. Kelsch Deputy.

Fee \$3.50