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K-33737

M80

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

1967/50

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR., single,
Box 286, Chiloquin, Oregon 97624hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by NINOF A. OVRO and JOANNE OVRO, husband and wife, 12714 E. Droxford St.,
Cerritos, California, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

TOWNSHIP 36 South, Range 10 East, W.M.

Section 28: Northeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$. (40 acres)This conveyance is made subject to easements, rights of way of record, 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, and over and across a 60 ft. wide strip of land laying
north of, adjoining and parallel to the southerly boundary.

(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
hereinabove set forthand that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$7,200.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of February, 1972STATE OF OREGON, County of Los Angeles) ss.Personally appeared the above named GEORGE A. PONDELLA JR.and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires 11/25/72

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

GEORGE A. PONDELLA JR.

TO
NINOF A. OVRO and

JOANNE OVRO

AFTER RECORDING RETURN TO

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

STATE OF OREGON,

County of Klamath } ss.I certify that the within instru-
ment was received for record on the
31st day of October, 1980,
at 10:37 o'clock A.M., and recorded
in book M80 on page 21136
Record of Deeds of said County.Witness my hand and seal of
County affixed.Wm. D. Milne

County Clerk Title.

By Bonnie H. Delosh Deputy

Fee \$3.50

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