

97651

## WARRANTY DEED (INDIVIDUAL)

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY

Vol. M81 Page 5460

FRANZ S. ACHLEITHNER and EMMA C. ACHLEITHNER, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

A parcel of land situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron rod on the Southerly right of way of the Algoma County Road from which the brass cap marking the Southeast corner of Section 37, Township 37 South, Range 8 East of the Willamette Meridian bears South 00° 02' 14" West, 594.03 feet and South 89° 52' 58" East, 2119.04 feet; thence South 00° 02' 14" West, 223.01 feet to a 5/8 inch iron rod; thence South 80° 30' 44" West 311.22 feet to a 5/8 inch iron rod; thence North 00° 02' 14" East, 203.89 feet to a 5/8 inch iron rod on the Southerly right of way line of said Algoma County Road; thence North 71° 13' 41" East, 42.20 feet along said Southerly right of way line to a point; thence along the arc of a 1115.25 foot radius curve to the right 220.71 feet to a point, (the long chord of which bears North 76° 53' 04" East 220.36 feet); thence North 82° 34' 03" East, 52.86 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2600.

Dated this 24th day of March, 19 81.

George A. Pondella, Jr.  
Donald E. Bailey

STATE OF OREGON, County of Klamath ) ss.

On this 25th day of March, 19 81 personally appeared the above named George A. Pondella, Jr. and Donald E. Bailey and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene Tompkins  
Notary Public for Oregon  
My commission expires: 9/25/81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Klamath First Federal  
540 Main  
City

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 26th day of March, 1981, at 3:38 o'clock P.M. and recorded in book M81 on page 5460 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Belhn

County Clerk

Title

By Debra A. Janzen

Deputy

Fee \$3.50