

WARRANTY DEED

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LYNDA DAWN PAUGH

FRONTIER
NOW
DEED & EASEMENT

ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR., 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 13, as shown on the map entitled "RIVER'S BEND", filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of the Williamson River. Reservations contained in Deed to Restricted Indian Land dated recorded March 31, 1959 in Volume 311, page 179, Klamath County Deed Records. Reservations set out in Land Status Report recorded April 17, 1959 in Volume 311, page 570, Klamath County Deed Records. Setback provisions in the dedication of the recorded plat 5 feet from the side lines of said lot. Setback provisions as delineated on the recorded plat 25 feet from the front lot line. Utility easements as delineated on the recorded plat along the rear 20 feet. An easement created by instrument, recorded August 18, 1960 in Volume 323, page 438, Klamath County Deed 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 \$ 57,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of April, 1981; 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.

Lynda Dawn Paugh

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 3, 1981

Personally appeared the above named Lynda Dawn Paugh

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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 _____

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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of April, 1981, at 1:30 o'clock P.M., and recorded in book/reel/volume No. M81 on page 6119 or as document/fee/title/instrument/microfilm No. 97997, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra J. Jansen Deputy
Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Pondella, Jr.
Box 286
Chiloquin, Or. 97624

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

281 APR 3 PM 1 30