

K. 34580 4642 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BRUCE CARY ROSS Vol 178 Page 16829

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 PONDEROSA OF KLAMATH, LTD., 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 2 Township 39 South,
 Range 8, East of the Willamette Meridian.

SUBJECT TO: Right of way, including the
 terms and provisions thereof, given by Mary
 Gross, to Pacific Telephone & Telegraph
 Company, dated May 18, 1926, recorded
 August 31, 1931, in Volume 96, page 71,
 Deed records of Klamath County, Oregon.

(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

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 \$32,000.00
 the whole consideration for the above described premises, and the same is hereby acknowledged by the grantor and grantee.

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 16th day of July, 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.

(If executed by a corporation,
affix corporate seal)

Bruce Cary Ross

California

STATE OF OREGON

County of San Diego } ss.
July 16, 1981Personally appeared the above named
Bruce Cary Rossand acknowledged the foregoing instru-
his voluntary act and deed.

Before me:

Julia L. Mudd

Notary Public for California

My commission expires:
Oct. 20, 1983

Bruce C. Ross
 3587 Highland Avenue
 San Diego, CA 92105

GRANTOR'S NAME AND ADDRESS

Ponderosa of Klamath, Ltd.
 110 N. Sixth St., Suite 207
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky, P.C.
 110 N. Sixth St., Suite 207
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ponderosa of Klamath, Ltd.
 110 N. Sixth St., Suite 207
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
_____, 19____

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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 21st day of September, 19 81
 at 3:47 o'clock P.M., and recorded
 in book/reel/volume No. M81 on
 page 16829 or as document/fee/file/
 instrument/microfilm No. 4642
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

TITLE

By _____ Deputy

Fee \$4.00

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