

5905

T/A #M-38-1387-7  
WARRANTY DEED (INDIVIDUAL)

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GEORGE A. PONDELLA, JR.,

RICHARD KEMPTON

, hereinafter called grantor, convey(s) to

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

The West Half of Government Lot 27 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.
2. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
3. An easement created by instrument, including the terms and provisions thereof, recorded September 15, 1978 in Book M-78 at page 20498, in favor of Clifford J. Emmich and Winifred L. Emmich, for West 60 feet of Lot 27.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See above

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 \$ 10,000.00 \*Dated this 11th day of September, 19 81.George A. Pondella, Jr.STATE OF OREGON, County of Klamath ) ss.On the 29th day of September October, 19 81 personally appeared the above named George A. Pondella, Jr. and N.P. instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

W. Darlene P. Addington  
Notary Public for OregonMy commission expires: 3-22-85

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: Mr. Richard Kempton  
15134 Runnymede  
Van Nuys, Calif. 91405

STATE OF OREGON, )

County of Klamath ) ss.I certify that the within instrument was received for record on the 29th day of October, 19 81 at 10:36 o'clock A.M. and recorded in book M81 on page 18876 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By W. Darlene P. Addington

Deputy

Fee \$4.00