

ALBERT S. BONURA and ANNA R. BONURA, husband and wife

LOUIS B. PONDELLA

hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 12, Block 1, TRACT 1085, COUNTRY GREEN, according to the official plat of record in the office of the County Clerk, Klamath County, State of Oregon.

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

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 \$ 26,500.00.

Dated this 8th day of December, 1981.

Albert S. Bonura

Anna R. Bonura

STATE OF OREGON, County of Klamath) ss.

On this 10th day of December, 1981 personally appeared the above named Albert S. Bonura and Anna R. Bonura and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Hyde

Notary Public for Oregon

My commission expires: 1-2-82

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:

The State of Oregon to:

Louis B. Pondella
7203 Boyd Ct
Klamath Falls, Oregon 97601

STATE OF OREGON,

)

) ss.

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT "A"

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 NOTE: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74, page 5999, Microfilm Records.

2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74, page 5514, Microfilm Records.
 "There will be a \$51.00 connection fee for water."

3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 30, 1974 in Book: M-74 Page: 9272 and amended by instrument recorded June 30, 1975 in Book: M-75 Page: 7360 and amended by decree: July 11, 1979 Case No. 78-525E.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.

5. An easement created by instrument, including the terms and provisions thereof, dated August 13, 1974, recorded August 15, 1974, in Book M-74 page 9954, Microfilm Records, in favor of Pacific Power and Light Co., for right of way across Lots 3, 4, 10, 12, 15, 23, 47 & 52, Blk 1; Lots 2 and 3, Blk 2; Lots 2 and 12, Blk 3; Lots 5 and 12, Blk 4, and Lot 5 Blk 15.

STATE OF OREGON; COUNTY OF CLATSOP; ss.

Filed for record at ~~Clatsop~~

on the 10 day of December A.D. 1981 at 3:34 o'clock P.M., and

duly recorded in Vol. M 81, of Deeds on file 21201

Fee \$8.00

EVELYN BIERN, County

By 