

MOUNTAIN TITLE COMPANY

18873

MTC 11878-K Vol. 182 Page 1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA, JR. and G. FRANK KOHLER, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN RITCHIE and ARLYS RITCHIE, husband and wife, 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 39 in Block 13, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 3,900.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,900.00. 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 10th day of December, 1982; 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)

GEORGE A. PONDELLA, JR.
G. FRANK KOHLER

STATE OF OREGON,)
County of Klamath) ss.
December 20, 1982.

STATE OF OREGON, County of) 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

Personally appeared the above named
GEORGE A. PONDELLA, JR.

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

a corporation, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

George A. Pondella, Jr. and G. Frank Kohler

P.O. Box 286
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Dean Ritchie

10949 Goss Street
Sun Valley, CA 91352

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:
"subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Reservations as contained in Deed recorded June 11, 1959, in Volume 313, page 275, Deed Records of Klamath County, Oregon, including but not limited to: "Subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States."
3. Reservations, restrictions, and easements as contained in instrument recorded June 9, 1972, in Klamath County Commissioners Journal.
4. Rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads, or highways.

State of <u>California</u>	} ss.	On this the <u>10th</u> day of <u>December</u> , 19 <u>82</u> , before me,
County of <u>Los Angeles</u>		<u>Frank Sammartino</u>
		the undersigned Notary Public, personally appeared
		<u>G. Frank Kohler</u>
		<input type="checkbox"/> personally known to me
		<input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence
		to be the person(s) whose name(s) <u>is he</u> subscribed to the
		within instrument, and acknowledged that <u>he</u> executed it.
		WITNESS my hand and official seal.
		<u>Frank Sammartino</u>
		Notary's Signature

OFFICIAL SEAL
FRANK SAMMARTINO
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 20, 1984

GENERAL ACKNOWLEDGMENT FORM 7110 052

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 30 day of December, A.D. 1982 at 11:20 o'clock A.M.

July recorded in Vol. 292 of Deeds on Page 18612

Fee \$8.00

By Evelyn Biehn County Clerk