

SPECIAL WARRANTY DEED

Page

2536

KNOW ALL MEN BY THESE PRESENTS, That JOHN G. SHERIDAN and MARY E. SHERIDAN,
 husband and wife, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GEORGE A. PONDELLA, JR.
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Klamath, State of Oregon, described as follows, to-wit:

The North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
 Section 28, Township 34 South, Range 7 East of
 the Willamette Meridian

SUBJECT TO:

1. Reservations as contained in deed recorded June 4, 1958 in Volume 299, page 616, Deed Records of Klamath County, Oregon, to wit: "Subject to the reservations of all subsurface rights, except water, to the heirs of Francis Isaacs, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901. (Stat.1083)."
2. Reservations set forth in instrument recorded April 5, 1968, in Volume M 68, page 2701, Microfilm Records of Klamath County, Oregon, to wit: "This conveyance made subject to easement, rights of way of record, those apparent on the land, and a thirty foot wide meandering easement west of existing road for ingress and egress."

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 19th day of January, 1983; 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)

FLORIDA

STATE OF ~~Oregon~~County of COLLIERJANUARY 19, 1983

Personally appeared the above named

John G. Sheridan and Mary E. SheridanJOHN G. MARY E. SHERIDAN

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

Before me

(OFFICIAL SEAL) My commission expires
NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND

STATE OF ~~Oregon~~ County of COLLIERJANUARY 19, 1983

Personally appeared

JOHN G. MARY E. SHERIDAN and
 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

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.

Before me

(OFFICIAL SEAL)
My commission expires
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 7 1986
BONDED THRU GENERAL INSURANCE UND

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

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

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the
17 day of Feb., 1983,
 at 10:53 o'clock A.M., and recorded
 in book M8 on page 2536 or as
 file/reel number 20571,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Joy M. Biehn Deputy

Fee \$4.00