

20711

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTL 11978-K  
Vol. M83 Page 2789

KNOW ALL MEN BY THESE PRESENTS, That

ELDON L. JONES and PEGGY JONES, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR. and G. FRANK KOHLER, as tenants in common, 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 18, Block 14, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in recorded plat, to wit:  
"Said plat being subject to a 16 foot easement centered on back and side lines of all lots for future public utilities and to all easements and reservations of record."

(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 above and those apparent upon the land, if any, as of the date of this deed

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 \$ 1,800.00

However, the actual consideration consists of the following: (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)  
The whole part of the consideration and value of the property is \$ 1,800.00

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 14th day of Feb., 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 corporate officer, affix corporate seal)



OFFICIAL SEAL  
RICHARD J BAUER  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My comm. expires SEP 16, 1983

STATE OF OREGON, CALIFORNIA } ss.  
County of ORANGE  
FEBRUARY 14, 1983

Eldon L. Jones  
ELDON L. JONES

Peggy Jones  
PEGGY JONES

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 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)

Notary Public for Oregon  
My commission expires: 9-16-83

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Eldon L. Jones  
P.O. Box 2475  
Huntington Beach, CA 92647

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr. and G. Frank Kohler  
P.O. Box 286  
Chiloquin, OR 97624

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 23 day of Feb., 1983 at 10:31 o'clock AM., and recorded in book M83 on page 2789 or as file/reel number 20711. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy  
Fee \$4.00

MOUNTAIN TITLE COMPANY