

WARRANTY DEED

GEORGE A. PONDELLA, JR. and G. FRANK KOHLER

20712

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 DOUGLAS G. NADASDY, 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:

PARCEL 1: Lot 10, Block 4, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: 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, that 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

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 \$ 4,800.00

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 10th day of February, 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.

STATE OF OREGON, CALIFORNIA } ss.
 County of Los Angeles
FEBRUARY 10TH, 1983

Personally appeared the above named
G. FRANK KOHLER

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

Before me: [Signature]
 Notary Public for California
 My commission expires: MAY 25, 1986

George A. Pondella, Jr. & G. Frank Kohler
 P.O. Box 286
 Chiloquin, OR 97624
 GRANTOR'S NAME AND ADDRESS

Mr. Douglas G. Nadasdy
 538 Catalina Drive
 Newport Beach, CA 92663
 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

[Signature]
 GEORGE A. PONDELLA, JR.

[Signature]
 G. FRANK KOHLER
 STATE OF OREGON, County of Klamath
 February 18, 1983

Personally appeared GEORGE A. PONDELLA, JR. and G. FRANK KOHLER, who, being duly sworn, each for himself and not one for the other, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon.

[Signature]
 Notary Public for Oregon
 My commission expires: 6/19/83

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 A.M., and recorded in book MB3 on page 2790 or as file/reel number 20710.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
[Signature] Recording Officer
 Deputy
 Fee \$4.00