

20901

SPECIAL WARRANTY DEED

VENESS LAW PUBLISHING CO., PORTLAND, OR 97204

MTZ 12011

Vol. M83 Page 3094

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GIENGER ENTERPRISES, INC., hereinafter called grantor, 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:

All that portion of the SE $\frac{1}{4}$ of Section I, Township 32 South, Range 7 East of the Willamette Meridian, lying West of the West right of way line of the Central Pacific Railway Company right of way, said West line being parallel to and distant 550 feet Westerly from the center line of said company's railway measured at right angles thereto.

(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 \$ 5,927.00. 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 ①, 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 27 day of October, 1976; 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.

STATE OF OREGON,

County of Klamath } ss.
October 27, 19 76.

Personally appeared the above named
GEORGE A. PONDELLA JR.

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

Before me:
Bonnie M. Kuchel
Notary Public for Oregon
My commission expires 11-30-78

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath } ss.
Oct 27, 19 76.

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daren Engel Escrow Service
52 S. 17th Place
Springfield, OR 97477

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of March, 1983, at 1:24 o'clock P M., and recorded in book M83 on page 3094 or as file/reel number 20901. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By *Bernetha Helzlsouer* Recording Officer
Deputy

Fee \$4.00