

26231

T/A No. M-38-26306-7
WARRANTY DEED (INDIVIDUAL)

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

hereinafter called grantor, convey(s) to
BRUCE VAN EPPS and RENEE L. VAN EPPS, husband and wife

of Klamath, State of Oregon, described as:

Lot 19, Block 41, FIRST ADDITION TO KLAMATH FOREST ESTATES, in
the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights
of way, and easements of record
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 3,500.00 *

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83

Dated this 11 day of July, 1983.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

G. Frank Kohler
G. FRANK KOHLER

STATE OF OREGON, County of Klamath) ss.

July 20, 1983 personally appeared the above named
GEORGE A. PONDELLA, JR. and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

W. Arlene D. Addington
Notary Public for Oregon

My commission expires: 3-22-95

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

GEORGE A. PONDELLA, JR.
G. FRANK KOHLER

TO
BRUCE VAN EPPS

After Recording Return to: Taxes:

Mr. & Mrs. Bruce Van Epps
5615 Myrtle Avenue
Long Beach, Calif. 90805

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title

By _____

Deputy

STATE OF CALIFORNIA

COUNTY OF

Los Angeles } ss.



On this 11 day of July, in the year 19 83
before me, the undersigned, a Notary Public in and for said State, personally appeared

G. FRANK KOHLER, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name
13 subscribed to the within instrument, and acknowledged to me that he
executed it.

WITNESS my hand and official seal.

Bertha C. Aranda
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
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STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 26 day of July A.D. 19 83
at 3:33 o'clock P M, and duty
recorded in Vol. M83 of deeds
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EVELYN BIEHN, County Clerk

By Ann Lewis Deputy

Fee 8.00