

28780

T7A #M-38-25839-9
WARRANTY DEED (INDIVIDUAL)Vol. M83 Page 16610

GEORGE PONDELLA, JR.

CHRIS TAPPON, GREG PATTERSON, & CHARLES S. PAPALAS, all as tenants in common
of Klamath, State of Oregon, described as:

That portion of Government Lot 16, Section 10, Township 36 South, Range 11 East of the Willamette Meridian, lying South of Sprague River, in the County of Klamath, State of Oregon.

Subject to:

1. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded October 31, 1958 in Deed Volume 305 at page 543, Records of Klamath County, Oregon.
2. Rights of Governmental bodies in and to that portion of the herein described property lying below normal high water mark of the Sprague River.
3. Easement for roadway and utilities along exterior 30 feet of Lot 16, as disclosed by Bargain & Sale Deed dated March 10, 1973, recorded August 6, 1973 in Book M-73 at page 10129, Microfilm Records, from E. Tharalson & Lane Duncan to Nimrod Park Inc.
4. Restriction contained in Bargain & Sale Deed dated June 20, 1974, recorded July 8, 1974 in Book M-74 at page 8313, from Nimrod Park, Inc., to George Pondella, Jr.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$ 1,900.00.*

Dated this 22nd day of March, 1983.

George L. Pondella, Jr.

33
PH 3
27
SEP 83

STATE OF OREGON, County of Klamath) ss.

On this 16th day of May, 1983 personally appeared the above named George Pondella, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-22-85

* 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)

TO

After Recording Return to: Tapes!

Grantees above
c/o 802 The Strand
Apt "A"

Hermosa Beach, Calif
90254

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of September, 1983 at 3:33 o'clock P.M. and recorded in book M 83 on page 16610 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Pam Smith Deputy

Fee: \$4.00