

41977

FORM No. 533—WARRANTY DEED (Individual or Corporate).

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WARRANTY DEED

Vol. 184 Page 16989

41805

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFRED HAUPTMANN AND KAREN A. HAUPTMANN, HUSBAND AND WIFE, 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:

That portion of the SE1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the existing highway running through said property.

Beginning at a 5/8 inch iron pin marking the northwest corner of said SE1/4; thence S89°59'46"E along the north line of said SE1/4, 144.00 feet to a 5/8 inch pin; thence S52°41'41"E, 1236.14 feet to a 5/8 inch pin on the northerly right-of-way line of the Head of the Williamson Road, a county road; thence S37°18'19"W along said right-of-way line N52°41'41"W, 1032.47 feet to a 5/8 inch iron pin on the west line of said SE1/4; thence N00°13'18"W along said west line of the SE1/4, 522.39 feet to the point of beginning containing 13.92 acres more or less.

SEE CORRECTED LEGAL DESCRIPTION ON THE BACK.

(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, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$ 9,700.00

~~Howsoever the same may be hereafter conveyed, the same shall remain in full force and effect, and the same shall not be void or inoperative for any reason whatsoever.~~

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 26 day of April, 1977; 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.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON,

County of Klamath

April 26

19 77

} ss.

Personally appeared the above named
George Pondella, Jr.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10/16/79

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 _____

_____, a corporation, 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:

INDEXED

George Pondella, Jr.

P.O. Box 361

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Alfred and Karen A. Hauptmann

1514 Etna

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alfred and Karen A. Hauptmann

Star Route

Joseph, OR 97846

NAME, ADDRESS, ZIP

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

Alfred and Karen A. Hauptmann

Star Route

Joseph, OR 97846

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of October, 19 84, at 2:24 o'clock P. M., and recorded in book M84 on page 16989 or as file/reel number 41805. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Amundson, Recording Officer Deputy

Fee: \$4.00

20071 12M 178PST 51AN

17299

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

That portion of the SE $\frac{1}{4}$ of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the existing highway running through said property.

Beginning at a 5/8 inch iron pin marking the northwest corner of said SE $\frac{1}{4}$; thence S89°59'46" E along the north line of said SE $\frac{1}{4}$, 144.00 feet to a 5/8 inch pin; thence S52°41'41" E, 1236.14 feet to a 5/8 inch pin on the northerly right-of-way line of the Head of the Williamson Road, a county road; thence S37°18'19" W along said right-of-way line 501.56 feet to a point; thence N52°41'41" W, 1032.47 feet to a 5/8 inch iron pin on the west line of said SE $\frac{1}{4}$; thence N00°13'18" W along said west line of the SE $\frac{1}{4}$, 522.39 feet to the point of beginning containing 13.92 acres more or less.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 8th day of Oct A.D. 19 84
at 4:25 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 17298

EVELYN DIEHN, County Clerk
By [Signature] Deputy
Fee 8.00