

43927

WARRANTY DEED

Vol. 174 Page 20541

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT LEON BOYLES AND GERMAINE E. BOYLES, 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:

THE NORTH  $\frac{1}{2}$  of SOUTHEAST  $\frac{1}{4}$  of NORTHWEST  $\frac{1}{4}$  of NORTHEAST  $\frac{1}{4}$  of SECTION 28, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.

Together with a non-exclusive easement for ingress and egress, 30 feet in width and being 15 feet on each side of the following described center line:

Beginning at the intersection of the West right of way line of U.S. Highway 97, and a point 15 feet North of the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ ; thence from said point of beginning, West to the Westerly line of the E $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ .

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 \$ 6,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (and state which).~~ (The sentence between the symbols  $\frac{1}{2}$  if not applicable, should be deleted. See O.R.S. 93.040.)

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 13th day of May, 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.

*George A. Pondella, Jr.*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
May 13, 1977

Personally appeared the above named  
George A. Pondella, Jr.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of ) ss.  
May 13, 1977

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:

George A. Pondella, Jr.  
P.O. Box 361  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Leon & Germaine E. Boyles  
3115 Nevin Ave.  
Richmond, CA. 94804  
NAME ADDRESS, ZIP

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

NAME ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of )

I certify that the within instrument was received for record on the 13th day of May, 1977, at 11:00 o'clock A.M., and recorded in book 174 on page 20541 or as file reel number 174.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Richn, County Clerk  
By *P. M. Smith* Recording Officer  
Deputy

Deed: 22,00