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KNOW ALL MEN BY THESE PRESENTS, That George A. Pondella, Jr. and Josephine L. Snyder, each as to a $\frac{1}{2}$ undivided interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Madeline H. Hatfield

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:

Lot 22 of Block 4, Tract No. 1065, Irish Bend, Klamath County, Oregon.

SUBJECT, however to the following:

1. Restrictions as contained in plat dedication, as follows: "Said plat being subject to the following restrictions: (1) 25 foot building setback from all front lot lines and all side lot lines adjacent to a street.
- (2) 16 foot wide public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owner's risk.
- (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed.
- (4) All sanitary facilities subject to the approval of the County Sanitarian.
- (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$21,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, 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 17th day of August, 1979, 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)

STATE OF OREGON,

County of Klamath

Aug. 17, 1979

Personally appeared the above named George A. Pondella, Jr. and Josephine Snyder

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

Before me

Notary Public for Oregon

My commission expires: July 16, 1983

STATE OF OREGON, County of

Personally appeared

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)

Josephine Snyder & George Pondella, Jr.
P.O. Box 693
Chiloquin, Ore. 97624

GRANTOR'S NAME AND ADDRESS

Madeline H. Hatfield
1829 Bonnie Way
Sacramento, Calif. 95825

GRANTEE'S NAME AND ADDRESS

After recording return to:
Madeline H. Hatfield
1829 Bonnie Way
Sacramento, CA 95825

NAME, ADDRESS, ZIP

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

Madeline H. Hatfield
1829 Bonnie Way
Sacramento, CA 95825

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 30 million, and the number of people 75 years of age or older is projected to increase from 10 million to 15 million (U.S. Census Bureau, 1996).