

1-1-74

56398

SPECIAL WARRANTY DEED

Vol. 1485 Page 20421

KNOW ALL MEN BY THESE PRESENTS, That

GEORGE A. PONDELLA JR.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 54, Block 16, KLAMATH FOREST ESTATES, in the County of Klamath,
State of OREGON.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,750.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 12th day of November, 1985;
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)

George A. Pondella Jr.

STATE OF OREGON,

County of Klamath } ss.
November 12, 1985.

STATE OF OREGON, County of _____) ss.
November 12, 1985.

Personally appeared _____ and
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

Personally appeared the above named
GEORGE A. PONDELLA JR.

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me: *William K. Kalita*

Notary Public for Oregon
My commission expires 12/25/88

GEORGE A. PONDELLA JR.

GRANTOR'S NAME AND ADDRESS

JEFFREY JON SENS
16309 Santa Bianca
Hacienda Heights Ca. 91745

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
16th day of December, 1985,
at 2:03 o'clock PM., and recorded
in book 1435 on page 20421 or as
file/reel number 56398

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *P. J. Smith* Deputy

Fee: \$5.00

SPACE RESERVED
FOR
RECORDER'S USE

*clerk
5:00*