

56978

ATC-24498

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. COTTER and ELEANORA F. COTTER, husband and wife, who acquired title as Eleanora F. Jones PONDELLA, JR. and DON E. BAILEY 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

An undivided one-half interest in and to George A. Pondella, Jr. and an undivided one-half interest in and to Don E. Bailey in the following described property:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 35 South, Range 7 East of the Willamette Meridian.
SUBJECT TO: (1) Right of way easement recorded March 9, 1964, in Book 351, Page 431, in favor of the United States of America for roadway purposes; (2) Right of way easement recorded July 20, 1964, in Book 354, Page 551, in favor of the United States of America for all timber on land and roadway purposes; and (3) Right of way easement recorded October 26, 1964, in Book 357, Page 164, in favor of the United States of America for roadway purposes.

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

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 \$ 8,450.00

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 23 day of December, 1982; 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)

Robert W. Cotter
Eleanora F. Cotter
ROBERT W. COTTER
ELEANORA F. COTTER

STATE OF OREGON,
County of Jackson } ss.
December 23, 1982

STATE OF OREGON, County of } ss.
Personally appeared

Personally appeared the above named ROBERT W. COTTER and ELEANORA F. COTTER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed

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.

(OFFICIAL SEAL)

Before me
Cynthia L. Hill

Notary Public for Oregon

My commission expires: 7-2-83

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

Robert W. and Eleanora F. Cotter
294 Hamilton Road
Jacksonville, OR 97530

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr. & Don E. Bailey
5727 Washburn Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

George W. Pondella, Jr. & Don E. Bailey
5727 Washburn Way
Klamath Falls, OR 97601

NAME ADDRESS ZIP

George A. Pondella, Jr. & Don E. Bailey
5727 Washburn Way
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of Jan. 19 86 at 1:35 o'clock P.M. and recorded in book reel volume No 486 on page 327 or as document/fee/title/instrument/microfilm No 56978 Record of Deeds of said county.

Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk

Fee: 5.00

By F. B. Smith Deputy