

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DALE E. CADY and DOROTHY P. CADY, 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:

Lot 3, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those conditions, restrictions, and easements of record and Trust Deed recorded on September 5, 1986, in Volume M86, page 16009, Microfilm Records of Klamath County, Oregon, in favor of Jesse Meggs, Jr. and Theresa Meggs, husband and wife, which the Grantee herein does not agree to assume or pay and the Grantor herein agrees to hold the Grantee harmless therefrom.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$3,500.00. 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 29th day of September, 1986; 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, ) ss.  
County of Klamath, )  
September 29, 1986.  
Personally appeared the above named

GEORGE A. PONDELLA, JR.  
and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, ) ss.  
September 29, 1986.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

George A. Pondella, Jr.  
P.O. Box 286  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Dorothy P. Cady & Dale E. Cady  
2419 Dori Way #5  
Carson City, NV 89701  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of September, 1986, at 3:48 o'clock A.M., and recorded in book M86 on page 17692 or as file/reel number 66527, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

Fee: \$10.00

By Ann Smith Deputy