

1-1-74

79303

SPECIAL WARRANTY DEED

Vol. M87 Page 16702

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

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH P. LITZINGER and LINDA JEAN LITZINGER 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:

South $\frac{1}{2}$ of Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 34, Township 32 South, Range 7 East, W.M.

(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 warrant 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 \$7,500.00

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 ©, 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 31 day of January, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KlamathJanuary 31, 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

8-18-77STATE OF OREGON, County of KlamathJanuary, 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.BOX 286CHILOQUIN, OREGON

GRANTOR'S NAME AND ADDRESS

KENNETH P. LITZINGER andLINDA JEAN LITZINGER4560 E. 15th. St. Long Beach, Cal.

GRANTEE'S NAME AND ADDRESS

90804

After recording return to:

Kenneth P. & Linda Jean Litzinger4560 E. 15 St.Long Beach, CA 90804

NAME, ADDRESS, ZIP

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

Kenneth P. & Linda Jean Litzinger4560 E. 15 St.Long Beach, CA 90804

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of September, 1987, at 10:39 o'clock A.M., and recorded in book M87 on page 16702 or as file/reel number 79303.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

SEP 15 AM 10 39