

KNOW ALL MEN BY THESE PRESENTS, That  
LEO KERN

LEO KELM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
 GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, as tenants in common, \_\_\_\_\_  
 each as to an undivided \_\_\_\_\_ interest \_\_\_\_\_, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 assigns, the certain real property, with the tenements hereditaments and appurtenances thereunto belonging or apper-  
 taining, situated in the County of Klamath \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Government Lots 1, 2, and 3, Section 6, Township 34 South, Range 13 East of the  
Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #: 1413-00000-00700.

PH 3 21  
"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 time.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

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 31<sup>ST</sup> day of August, 19 89; 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.

LEO KELM

STATE OF ~~ARIZONA~~ NEVADA )  
County of CLARK ) ss:  
Aug 31, 19 89

Personally appeared the above named \_\_\_\_\_

LEO KELM

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.


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 \_\_\_\_\_

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:


 and all witnesses to the foregoing instrument  
 before me, the undersigned, a Notary Public in and for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument and deed.

(OFFICIAL SEAL) Eileen M. Parker  
Notary Public for Oregon Albion  
My commission expires: 11-13-89

LEO KELM

2957 Jansen

Las Vegas, NV 89101

GRANTOR'S NAME AND ADDRESS

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY  
5727 Washburn Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

As a no voting return to

SAME AS GRANTEE

SAME ADDRESS ZIN

**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 5th day of Sept., 19 89, at 3:21 o'clock P M., and recorded in book M89 on page 16667 or as file/reel number 4820

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

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Mendez, Deputy

**Fee \$8.00**