FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

10053 MTC 1406

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DUANE A. SICKERT AND KATHERINE A. SICKERT husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE A. PONDELLA, JR., 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:

That part of the N½N½N½NE¼ that lays West of U.S. Highway 97, in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, 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 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, easements or restrictions of record, common to the area or apparent on the face of the land. 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 $12,000.00.

①~~However, the actual consideration consists of or includes other property or value given or promised which is the part of the consideration indicated above.~~① (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 21 day of April, 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.

Duane A. Sickert

Katherine A. Sickert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.

April 21, 1977.

Personally appeared the above named Duane A. Sickert And Katherine A. Sickert and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathy R. Mallams

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-13-80

STATE OF OREGON, County of) ss.

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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:

Duane A. and Katherine A. Sickert

GRANTOR'S NAME AND ADDRESS

George A. Pondella, Jr.
P. O. Box 361
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

George Pondella Jr.
P.O. Box 286
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

George Pondella, Jr.
P.O. Box 286
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of Jan., 19 90, at 12:28 o'clock P.M., and recorded in book M90 on page 698 or as file/reel number 10053, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mullendore Deputy

Fee $28.00

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