

KNOW ALL MEN BY THESE PRESENTS, That

Effie L. Shelby

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 a 1/2 interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 1, TRACT 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3610 02200 01200

"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, 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 \$20,000.00. 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 12th day of January, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereby by order of its board of directors.

Effie L. Shelby
Effie L. Shelby

STATE OF OREGON,)
County of Klamath) ss.
January 12, 1990

Personally appeared the above named
Effie L. Shelby

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of) ss.
January 12, 1990

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Effie L. Shelby
2744 1/2 derby Street
Klamath Falls, OR 97603

George L. Pondella & Donald Bailey
P.O. Box 1421
Klamath Falls, OR 97601

George Pondella & Donald Bailey
P.O. Box 1421
Klamath Falls, OR 97601

George L. Pondella & Donald Bailey
P.O. Box 1421
Klamath Falls, OR 97601

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 16th day of Jan., 1990, at 3:39 o'clock P.M., and recorded in book M90 on page 1079 or as file/reel number 10210, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Mueller* Deputy

Fee \$28.00