



#01034658

WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Donald R. Gruener
91010 Sunderman Road
Springfield, OR 97478

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGE A. PONDELLA, JR. and JOSEPHINE L. SNYDER, hereinafter
called GRANTOR(S), convey(s) to DONALD R. GRUENER and SUSAN E.
GRUENER, husband and wife hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HEREIN.....

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules,
regulations and statutory powers of Enterprise Irrigation
District and South Suburban Sanitary District. 2) Reservations,
including the terms and provisions thereof, as set out in Deed
recorded February 5, 1931 in Book 92, page 355, Deed Records.
3) Ten foot permanent easement, including terms and provisions
thereof, as set out in Deed recorded July 1, 1964, in Book 354,
page 244, Deed Records. 4) Relinquishment of all existing,
future or potential common law or statutory abutter's easements
of access as set out in Deed recorded July 1, 1964, in Book 354,
page 244, Deed Records.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$24,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of January, 1990.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

Josephine L. Snyder
JOSEPHINE L. SNYDER

STATE OF OREGON, County of Klamath)ss.

January 29, 1990.

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

Before me: Wardene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF ARIZONA, County of Mohave)ss.

January 30, 1990.

Personally appeared the above named JOSEPHINE L. SNYDER and
Continued on next page

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WARRANTY DEED

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STATE OF OREGON, COUNTY OF KLAMATH

I, Suzanne Wilson nee Rickard, acknowledged the foregoing instrument to be her voluntary act and deed.Before me: Suzanne Wilson nee Rickard
Notary Public for Arizona
My Commission Expires: 6-11-92

BERNICE V. WOODRUFF, JR.

COUNTY OF KLAMATH, OREGON

IN WITNESS WHEREOF, THE SIGNED HAS EXCECUTED THIS INSTRUMENT

EXHIBIT "A"
IN CONNECTION WITH THIS DEED AND HAS THE CONCEPT OF RECORDING THE

EXHIBIT "A"

A tract of land in the NE 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 30 feet South of and 350.3 feet West of the quarter section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 282.7 feet; thence North 70 degrees 19' West 86.9 feet; thence North 253.7 feet; thence East 81.8 feet to the place of beginning.

EXCEPTING THEREFROM that portion along the North boundary of said tract conveyed to the State of Oregon by deed recorded July 1, 1964 in Book 354 at Page 244, Deed Records.

BUT NOT PREVENTING THE STATE OF OREGON FROM EXERCISING ITS EMINENT DOMAIN RIGHTS IN THE TRACT DESCRIBED HEREIN.

CODE 41 MAP 3909-2DA TL 700

WITNESSETH THAT ON COMING BY MANNER OF VOLUNTARY CONVEYANCE TO A PERSON VOLUNTARILY HEREunto THE FOREGOING TRACT OF LAND IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING THE SAME AS DESCRIBED IN THE FOREGOING DEED, AND THAT THE SIGNED HAS NO OBJECTION TO THE FOREGOING DEED, AND THAT THE SIGNED WILL VOLUNTARILY RECORD THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, STATE OF OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day of Feb. A.D. 19 90 at 4:02 o'clock P.M. and duly recorded in Vol. M90 of Deeds on Page 2677

FEE \$33.00

Evelyn Biehn
By Suzanne Wilson nee Rickard County Clerk

DEED WITNESS TO BE RECORDED, VIT. LMA

COUNTY OF KLAMATH, OREGON
STATE OF OREGON
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-11-92

LITTE & ESCOBAR INC

Aspen

WARRANTY DEED
#01034528

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AD WIT BODS 2678