

1-1-74

13341

WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
RAYMOND G. COLLINS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:The S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 34 South, Range 7 East of the Will-  
amette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described  
premises lying within the limits of streets, roads or highways.2. Reservations as contained in instrument recorded in Volume 273, page  
178, Records of Klamath County, Oregon, as follows:"And there is reserved from the lands hereby granted, a right of way  
thereon for ditches or canals constructed by the authority of the  
United States.

(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 as  
noted of record as of the date of this deed 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 \$ 16,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
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 22 day of FEBRUARY, 1979;  
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)

George A. Pondella, Jr.

STATE OF OREGON,

County of Klamath

FEBRUARY 22, 1979.

Personally appeared the above named  
George A. Pondella, Jr.and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.(OFFICIAL  
SEAL)

Before me:

SHARON ALLEN  
Notary Public for Oregon  
My commission expires: 10-5-82

STATE OF OREGON, County of ) ss.

Personally appeared , 19

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 be-  
half 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.

PO Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Raymond G. Collins

2107 N. Lamer Street

Burbank, CA 91505

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond G. Collins

2107 N. Lamer Street

Burbank, CA 91505

NAME, ADDRESS, ZIP

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

Raymond G. Collins

2107 N. Lamer Street

Burbank, CA 91505

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
9th day of April, 1990.,  
at 4:17 o'clock P.M., and recorded  
in book M90 on page 6531 or as  
file/reel number 13341,  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Mueller Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00

790 APR 9 PM 4 17