



#01035156  
WARRANTY DEED

Vol. m90 Page 10001

AFTER RECORDING RETURN TO:  
RICHARD B. HAMMOND  
42337 Blacow Road  
Fremont, CA 94538

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

GEORGE A. PONDELLA, JR. AND DONALD E. BAILEY, hereinafter called  
GRANTOR(S), convey(s) to RICHARD B. HAMMOND, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

The S 1/2 SW 1/4 lying West of the O.C. & E. Railroad, All in  
Section 15, Township 36 South, Range 10 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3610-1500 TL 2400

"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." *RPH*

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1.) Subject to  
rules and regulations of Fire Patrol District. 2.) Rights of  
the public in and to any portion of said premises lying within  
the limits of public roads and highways. Some as disclosed by  
Deed Books 289 at Page 627, 310 at Page 430, 307 at Page 337,  
311 at Page 566 and 333 at Page 648, and by Miscellaneous Volume  
14, Instrument No. 48540 and 12 at Page 203. 3.) Reservation  
of Fire Roads by United States of America as set forth in Deed  
Books 291 at Page 312 and 301 at Page 374. 4.) Reservation of  
right of way of California & Eastern Railroad, and of United  
States of America fire roads, including the terms and provisions  
thereof, as set forth in Deed Books 301 at Page 374 and 310 at  
Page 430. 5.) Easement, including the terms and provisions  
thereof recorded February 25, 1970, in Book M70, page 1509. 6.)  
Reservations contained in Deed recorded March 11, 1959 in Book  
316 at Page 430, 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  
\$7,000.00.

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 8th day of May 1990.

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

*Donald E. Bailey*  
DONALD E. BAILEY

STATE OF OREGON, County of Klamath ss.

May 24, 1990

Personally appeared the above named GEORGE A. PONDELLA, JR. AND  
DONALD E. BAILEY, and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993

90 MAY 25 AM 11 46

10001

Page 1 of 1

WARRANTY DEED

10001  
15251  
Aspen  
TITLE & ESCROW INC.

AFTER RECORDING RETURN TO:  
RICHARD J. HAMMOND  
42333 Bishop Road  
Palo Alto, CA 94303

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAMP AS 88004

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of May A.D., 19 90 at 11:46 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 10001.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Mullender

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenants) that grantor is the owner of the above described  
property free of all encumbrances except: 1.) Subject to  
rules and regulations of Fire Patrol District, 2.) Rights of  
the public in and to any portion of said premises lying within  
the limits of public roads and highways, some as disclosed by  
Deed Book 288 at Page 637, 310 at Page 430-307 at Page 327,  
311 at Page 638 and 313 at Page 648, and by Miscellaneous Volume  
1A, Instrument 901 48540 and 15 at Page 201, 3.) Reservation  
of Fire Roads by United States of America as set forth in Deed  
Book 291 at Page 312 and 301 at Page 314, 4.) Reservation of  
right-of-way of California & Eastern Railroad, and of United  
States of America fire roads, including the terms and provisions  
thereof, as set forth in Deed Book 301 at Page 314 and 310 at  
Page 430, 5.) Easement, including the terms and provisions  
thereof, recorded February 22, 1980, in Book M90, Page 1289, 6.)  
Reservations contained in Deed recorded March 11, 1979 in Book  
316 at Page 430, Deed Records

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

The true and actual consideration for this transfer is  
\$25,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 25th day of May, 1990.

DONALD E. BAILEY

GEORGE A. FONDELLA, JR.

STATE OF OREGON, County of Klamath, ss.

MAY 25, 1990

Personally appeared the above named GEORGE A. FONDELLA, JR. AND  
DONALD E. BAILEY, and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: Notary Public for Oregon  
My Commission Expires: March 22, 1993