



020-35269
WARRANTY DEED

Vol. m90 Page 10701

AFTER RECORDING RETURN TO:

RICHARD B. HAMMOND

42337 Blacow Rd
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, also known as DONALD BAILEY, each as to an undivided one-half interest as tenants in common, 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:

PARCEL 1: LOT 9, BLOCK 121

PARCEL 2: LOT 43, BLOCK 79 AND LOT 4, BLOCK 132

ALL IN KLAMATH FALLS FOREST ESTATES HIGHWAY 66

UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

"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.) Conditions, Restrictions as shown on the recorded plat of Klamath Falls, Forest Estates Highway 66 Unit, Plat No. 4. 2.) Easement as show on the plat for 16 foot easement centered on back and sides of lots for future public utilities. 3.) Subject to rule and regulations of Fire Patrol District. 4.) Subject to reservation of all oil and minerals in said lands in deed from G. C. Lorenz and Kathryn C. Lorenz to Crater Lake Lumber Company, a corporation, recorded May 25, 1937 in Book 109 at Page 541, Deed Records. 5.) Declaration of Conditions and Restrictions, recorded July 21, 1965 in Book M-65, page 165. 6.) The By-Laws, including the terms and provisions thereof recorded May 22, 1974 on Book M-74, page 6382. 7.) Affidavit entitled "notice of Road Maintenance Assessment and Dues," recorded December 8, 1986, in Book M-86 at Page 22553.

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 \$4,000.00.

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 1st day of June 1990.

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

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of KLAMATH)ss.

June 1, 1990

Notary Public for Oregon
Personally appeared the above named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, also known as DONALD BAILEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Sandra Handsaker
Notary Public for Oregon

My Commission Expires: 7-23-93

47 JUN 11 AM '90

Aspen
TITLE & ESTATE INC.

WITNESSES:
MICHAEL J. BROWN
JAMES L. BROWN

NOTARY PUBLIC
STATE OF OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
of June A.D., 19 90 at 11:47 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 10701.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Mueland

THE STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.
WITNESSES:
MICHAEL J. BROWN
JAMES L. BROWN
NOTARY PUBLIC
STATE OF OREGON

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