



18422

Vol. m90 Page 15486#01035382
WARRANTY DEED

AFTER RECORDING RETURN TO:
MR. AND MRS. STEPHEN M. SZEPESEI
436 Delta Dr.
Woodland, CA. 95695

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 STEPHEN MATTHEW SZEPESEI and SHARI ANN
SZEPESEI, husband and wife, as to an undivided 1/2 interest and
GORDON A. BIRMINGHAM, as to an undivided 1/2 interest in
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 4, Block 1, Tract No. 1114, in the County of Klamath, State
of Oregon.

CODE 8 MAP 3610-2200 TL 1300

"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 Tract No. 1114.
2) Rights of the public in and to any portion of the herein
described premises lying within the boundaries of roads or
highways. 3) Subject to rules and regulations of Fire Patrol
District. 4) Reservation of Fire Roads by United State of
America as set forth in Book 291 at page 312 and Book 301 at
page 374, All Deed Records of Klamath County, Oregon. 5)
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 Book 301 at page 374 and
book 310 in page 430, all Deed Records of Klamath County,
Oregon. 6) Easement, including the terms and provisions thereof:
For: Roadway and utility purposes; Granted to: Owners of
adjacent or contiguous land; Recorded on February 25, 1970 in
Book M-70 at page 1509.

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
\$15,000.00.

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 2nd day of July, 1990.

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

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of KLAMATH)ss.

On July 3, 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, Barlene L. Addington
Notary Public for OREGON
My Commission Expires: 3-22-93

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of Aug. A.D., 19 90 at 10:32 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 15486.

Evelyn Biehn - County Clerk

FEE \$33.00

By Pauline Mueller

