

820321



#01035612
WARRANTY DEED

Vol. m90 Page 18792

AFTER RECORDING RETURN TO:
GEORGE PONDELLA, JR.
DONALD E. BAILEY

P.O. Box 1421
Klamath Falls, OR 97601

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

ANDREW A. PATTERSON, hereinafter called GRANTOR(S), convey(s) to
GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an
undivided 1/2 interest, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 4D, Block 15, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in
the County of Klamath, State of Oregon, also known as the S 1/2
of the W 1/2 of Lot 4, Block 15, KLAMATH FALLS FOREST ESTATES
SYCAN UNIT.

CODE 8, MAP 3313-2500, TL 1800.

"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." 03.48

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Subject to
the rules and regulations of Fire Patrol District. 3)
Reservations, including the terms and provisions thereof, as set
forth in Deed recorded November 23, 1962 in Book 341, page 478,
and in Deed recorded July 20, 1959 in Book 314, page 291. 4)
Taxes for the fiscal year 1990-'91, a lien not yet payable. 5)
Conditions and Restrictions as shown on the recorded plat of
Klamath Falls Forest Estates - Sycan Unit. 6) Easement,
including the terms and provisions thereof, recorded January 3
1964 in Book 350, page 251.

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
\$1,650.00.

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 30th day of August, 1990.

Andrew A. Patterson
ANDREW A. PATTERSON

STATE OF OREGON, County of Klamath)ss.

On this 18th day of August, 1990, personally appeared the
above-named ANDREW A. PATTERSON, and acknowledged the foregoing
instrument to be his voluntary act and deed.

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

190 SEP 10 AM 11 03

WARRANTY DEED
4-010-32512

Aspen
TITLE & ESCROW, INC.

ATTEN: RECORDING SECTION 101
GEORGE ROBERTS, JR.
DONALD R. BAILEY
1001 N. 1ST AVE.
REDAWOOD, OREGON 97521

UNTIL A CHANGE IS REQUESTED BY FAX
STANDARD TO THE FOLLOWING ADDRESS:
BANK AT ALBINO

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of Sept. A.D., 19 90 at 11:03 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 18792.
FEE \$33.00
By Evelyn Biehn County Clerk
Caroline Muckelbauer

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 USE.

and (hereinafter) land of record to the owner of the above described
property, of all easements, except as Rights of the
land is subject to any portion of the herein described premises
is located in the boundaries of lands of Highway, (S) District 12
the rules and regulations of the Forest District, (S)
regulations, including the terms and provisions thereof, as set
forth in Book recorded November 22, 1981 in Book 141, page 118,
and a map recorded July 20, 1988 in Book 214, page 101, (S)
land is (also) (S) 1980-1991, a 15-acre parcel, (S)
conditions and restrictions as shown on the recorded plat of
the Forest District, (S) 1981, (S) 1981, (S) 1981, (S) 1981,
including the terms and provisions thereof, recorded January 2,
1981 in Book 122, page 101.

and (S) 1981, (S) 1981, (S) 1981, (S) 1981, (S) 1981,
including the terms and provisions thereof, recorded January 2,
1981 in Book 122, page 101.

IN WITNESS WHEREOF, the County Clerk has hereunto set her hand
and official seal, at Redwood, Oregon, this 19th day of September,
1990.

STATE OF OREGON, County of Klamath,
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing
instrument, being a Warranty Deed, and acknowledged the foregoing
instrument to be a Warranty Deed, and duly recorded in Vol. M90,
of Deeds on Page 18792.

RECORDED
1990 SEP 22 11:03 AM
EVELYN BIEHN
COUNTY CLERK
Klamath County, Oregon