

WARRANTY DEED—TENANTS BY ENTIRETY

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22773

KNOW ALL MEN BY THESE PRESENTS, That

GEORGE A. PONDELLA, JR. and JOSEPHINE L. SNYDER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLARENCE W. COLVARD and JUDITH ANN COLVARD, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, that lies Easterly of the Sprague River, Northerly of the Chiloquin-Sprague River Highway and Southerly of the following described line:
A line being, at all points halfway, when measured perpendicular to the North section line of said Section 28, between said section line and the Northerly right of way line of the Shiloquin-Sprague River Highway.

SUBJECT, however, to the following:

1. The rights of the public and of Governmental bodies in and to any portion of the herein described property lying below high water mark of the Sprague River.
2. Right of way, including the terms and provisions thereof, granted to the California

(for continuation of this description, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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,

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 \$ 25,000.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00, which is the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00.~~
 (The sentence between the symbols ①, 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 23rd day of November, 1976; 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)

STATE OF OREGON,

County of Klamath
November 26, 1976

Personally appeared the above named
George A. Pondella and Josephine L. Snyder
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1980

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 behalf 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN C. HUGHES
6351 AVERA RD. SP. 127
BAKERSFIELD, CA 93313

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

Oregon Power Company, a Maine corporation, by Ragnar L. Carlson and Lila Geneva Carlson, husband and wife, by an instrument dated July 17, 1961, recorded November 9, 1961 in Deed Volume 33 at page 549, Records of Klamath County, Oregon.

3. Right of way, including the terms and provisions thereof, granted to the United States of America, from Minerva A. Mette by instrument dated February 15, 1946, recorded January 11, 1957 in Miscellaneous Volume 12 at page 308, Records of Klamath County, Oregon.

4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

5. An easement created by instrument, including the terms and provisions thereof, dated October 29, 1968, recorded September 17, 1970 in Book M-70 at page 8222 in favor of adjoining property owners for a 60 foot wide roadway for joint use.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day of Nov. A.D. 19 90 at 3:30 o'clock PM., and duly recorded in Vol. M90, of Deeds on Page 23152.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelendore