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WARRANTY DEED

MTC 31393-KR

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD JEARL MABRY and SHARON LEE MABRY, husband and wife and RICHARD VOLPI, all as tenants in common *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, as tenants in common *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

The N½ of the W½ of Lot 5, Block 15 also known as Lot 5A, Block 15, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

11-02-93P03:11 RCVD

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed *and that 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 $ 4,000.00 .

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 21st *day of* October *, 19* 93 *; 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.*

CLIFFORD JEARL MABRY

SHARON LEE MABRY

RICHARD VOLPI

STATE OF ~~OREGON~~ CALIFORNIA)
County of Sacramento) *ss.*
October 20 *, 19* 93 .

Personally appeared the above named CLIFFORD JEARL MABRY, SHARON LEE MABRY, RICHARD VOLPI, *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Nancy A. Giles
Notary Public for ~~Oregon~~ California
My commission expires: 5/3/96

NANCY A. GILES
Comm. #965595
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires May 3, 1996

STATE OF ~~OREGON~~ California, *County of* Sacramento) *ss.*
The foregoing instrument was acknowledged before me this October 21 *, 19* 93 *, by* _____ *,* _____ *president, and by* _____ *,* _____ *secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: _____ *(SEAL)*

RICHARD VOLPI et al
PO BOX 134
ORANGEVALE CA 95662
GRANTOR'S NAME AND ADDRESS

GEORGE A. PONDELLA, JR. & DONALD E. BAILEY
P.O. BOX 1421
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
GEORGE A. PONDELLA, JR. & DONALD E. BAILEY
P.O. BOX 1421
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GEORGE A. PONDELLA, JR. & DONALD E. BAILEY
P.O. BOX 1421
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 2nd *day of* Nov. *, 19* 93 *, at* 3:11 *o'clock* P *M., and recorded in book* M93 *on page* 28884 *or as file/reel number* 70674 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

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