

87117

08-30-94 P03:13 RCVD

Vol. m94 Page 27187



WARRANTY DEED

#01042191

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

JOHN F. COLAPIETRO, hereinafter called GRANTOR(S), convey(s) to  
GEORGE 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:

The E 1/2 SW 1/4 SW 1/4 NE 1/4 and the SE 1/4 SW 1/4 NE 1/4,  
Section 5, Township 38 South, Range 14 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3814-500 TL 700

"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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

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  
\$7,000.00.

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 26 day of August 1994.

John F. Colapietro  
JOHN F. COLAPIETRO

STATE OF CALIFORNIA )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day  
of \_\_\_\_\_, 1994, by JOHN F. COLAPIETRO.

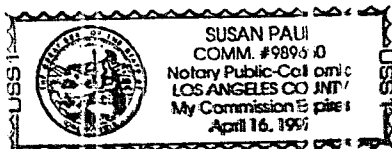
Before me: \_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIACounty of LOS ANGELESOn 8-26-94 before me, SUSAN PAUL, NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared John J. Colapietro  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Susan Paul  
SIGNATURE OF NOTARY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day  
of Aug A.D., 19 94 at 3:13 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 27187

FEE \$35.00

Evelyn Biehr - County Clerk

By Doreen M. Biehr