

20250

92350

12-12-94P03:34 RCVD

Vol. m94 Page 37604

WARRANTY DEED

#03042529
AFTER RECORDING RETURN TO:

GEORGE A. 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

CAROL E. MILLER, hereinafter called GRANTOR(S), convey(s) to
GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an
undivided one-half interest, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 12, Block 1, Tract No. 1118, in the County of Klamath, State
of Oregon.

Code 8 Map 3408-2500 TL 400

"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 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
\$48,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

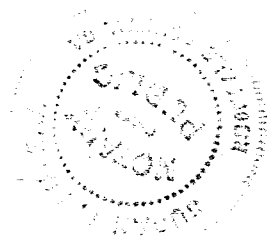
IN WITNESS WHEREOF, the grantor has executed this instrument
this 6 day of December, 1994.

X Carol E. Miller
CAROL E. MILLER

STATE OF GEORGIA)
County of Rockdale) ss.

The foregoing instrument was acknowledged before me this 6th
day of December, 1994, by CAROL E. MILLER.

Before me: Susan Butcher
Notary Public for Georgia
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 12th day
of Dec A.D., 19 94 at 3:34 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 37604

FEE \$35.00

Evelyn Biehn - County Clerk

By Deanne Mullendore

Record No. 1112, in the County of Klamath, State

1994

NOTICE: This document is a copy of the original as filed with the County Clerk of Klamath County, Oregon. It is not a certified copy and does not constitute an official record of the County. The original document is the only one that should be used for legal purposes. The County Clerk's Office is not responsible for the accuracy or completeness of this copy.

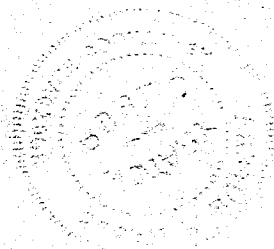
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Record No. 1112, in the County of Klamath, State