

95538

02-28-95P03:41 RCVD

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

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#03042936

AFTER RECORDING RETURN TO:

LES E. GEMMELL
SHIRLEY M. GEMMELL
15246 ROAD 222
PORTERVILLE, CA 93257

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

DANIEL J. BONDA and MARGARET M. BONDA, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LES E. GEMMELL and
SHIRLEY M. GEMMELL, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 30, Block 35, FIFTI ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code 21 Map 4008-680 T1 800

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$29,900.00.

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 24 day of February, 1995.

Daniel J. Bonda
DANIEL J. BONDA

Margaret M. Bonda
MARGARET M. BONDA

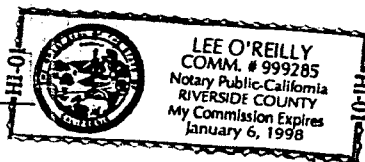
STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On February 24, 1995, before me,

LEE O'REILLY, personally appeared DANIEL J.
BONDA AND MARGARET M. BONDA 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.

Signature Lee O'Reilly
My commission expires: January 6, 1998



VOVO 8 11

By Bernetha G. Letsch, County Clerk

1. The first part of the document is a circular seal of the United States Department of the Interior, Bureau of Land Management. The seal features a bison in the center, surrounded by the words "BUREAU OF LAND MANAGEMENT" and "DEPARTMENT OF THE INTERIOR".

