



Aspen
TITLE & ESCROW, INC.

05-10-95P03:37 RCVD

Vol. m95 Page 12135

WARRANTY DEED

ASPEN TITLE #01043222

AFTER RECORDING RETURN TO:
THOMAS M. AUSTIN
2068 GARY STREET
KLAMATH FALLS, OREGON 97603

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

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter called
GRANTOR(S), convey(s) to THOMAS M. AUSTIN hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 12, Block 1, Tract 1118, in the County of Klamath, State of
Oregon.

Code 8 Map 3408-2500 TL 400

John 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
\$40,000.00.

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 10th day of May 1995.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON,

County of Klamath

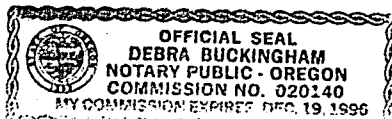
SS.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 10th day of May, 1995,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named GEORGE A. PONDELLA, JR. AND DONALD E. BAILEY

known to me to be the identical individual(s) described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Debra Buckingham
Notary Public for Oregon.
My Commission expires 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of May A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 12135

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Dorine Mullen

located in the County of Oregon, described as:

THOMAS M. AUSTIN, hereinafter called
 (owner) to THOMAS M. AUSTIN hereinafter called
 and DONALD E. BAILEY, hereinafter called

of the State of Kansas, in the County of Kansas, State of

[illegible]

and the owner of the above described property shall be deemed to have accepted the same and all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements.

and defend the same against all persons who may

is transfer will not be considered for this transfer is

...and where the context so requires, the

100-443886-107. The decedent has executed this instrument

731148 .3 016200

On May 1, 1957, personally appeared the above named JOHN J. BONGELIA, JR. and DONALD E. BAILEY, and advised that the foregoing instrument to be their voluntary act.

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17000	985	10	0.001

[illegible]