

1967/50

1875 KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. PONDELLA JR.

M95 Page 16348

_____ , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. MANLY and EVELYN M. MANLY, husband and wife

_____ , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

A tract of land situated in Lot 10 Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the east line of the Old Dalles-California Highway (State Highway #427), said point being West a distance of 569.46 feet and South 0°57' East a distance of 700.0 feet (West 564 feet and South 700 feet by Deed Volume 311, page 127, Klamath County Deed Records) from the Northeast corner of Lot 9, Section 7, Township 35 S., Range 7 E., W.M.; thence South 0° 57' East along the East line of said Highway a distance of 100.0 feet; thence West to the Easterly bank of Agency Lake; thence Northerly along the Easterly bank of Agency Lake to an iron pin located West a distance of 598.85 feet from the point of beginning; thence East 538.85 feet to an iron pin on the West line of said Highway; thence continuing East a distance of 60.0 feet, more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$8,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).②

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

WITNESS grantor's hand this 22nd day of May, 1973

George A. Pondella Jr.

STATE OF OREGON, County of Klamath ss. May 22, 1973
Personally appeared the above named GEORGE A. PONDELLA JR.

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Heinrich Markwardt

Notary Public for Oregon

My commission expires Apr 11 - 1974

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

GEORGE A. PONDELLA JR.

TO

THOMAS E. MANLY and

EVELYN M. MANLY

AFTER RECORDING RETURN TO

Thomas & Evelyn Manly
36226 Modoc Pt Rd
Chiloquin, OR 97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was recorded on the 22nd day of June, 1995, at 10:41 o'clock A.M., and recorded in book M95 on page 16348 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

FEE: \$30.00

Spate Chaley Title Deputy.