

MTC 37034KR 96 JAN -4 WARRANTY DEED

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GERALD H. RIZZA and MARGIE M. RIZZA, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 GEORGE A. PONDELLA, JR.,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

The NE1/4 of the SW1/4 of the NE1/4 of Section 5, Township 38 South,  
 Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the grantor will warrant and forever defend the said 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. BOX, KLAMATH FALLS, OR 97601

Dated this 3rd day of January, 1996.

X Gerald H. Rizza  
 GERALD H. RIZZA

X Margie M. Rizza  
 MARGIE M. RIZZA

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Douglas

SS. January 3 1996

Personally appeared the above named

GERALD H. RIZZA and MARGIE M. RIZZA

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:



(seal)

Mary K Robbins  
 Notary Public for Oregon

My commission expires 5-22-96

Return to:

GEORGE A. PONDELLA, JR.  
 P.O. BOX  
 KLAMATH FALLS, OR 97601

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Mountain Title  
 on this 4th day of Jan A.D. 19 96  
 at 3:45 o'clock P M. and duly recorded  
 in Vol. M96 of Deeds Page 356  
 Bernetha G. Letsch County Clerk  
 By Debbie Freitag Deputy.  
 Fee, \$30.00

96 JAN -4 P3:45