

FEB 21 P3:52



WARRANTY DEED

#03044302

AFTER RECORDING RETURN TO:

GEORGE A. PONDELLA JR.
DONALD E. BAILEYP.O. BOX 1441
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVESTATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 21st day of February A.D., 19 96
at 3:52 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 4822Bernetha G Letsch County Clerk
By [Signature]

Deputy.

Fee, \$30.00

ROBERT DEAN NELSON, 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:The N 1/2 E 1/2 of Lot 12, Block 2, KLAMATH FALLS FOREST
ESTATES, SYCAN UNIT, in the County of Klamath, State of Oregon.

Code 8 Map 3313-3100 TL 700

"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
\$5,000.00.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 5th day of February, 1995.[Signature]
ROBERT DEAN NELSONSTATE OF CALIFORNIA)
COUNTY OF Calaveras) ss.On February 12, 1996, before me,SHERRI R. DAVIS, NOTARY PUBLIC, personally appeared ROBERT DEAN
NELSON 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 Sherri R. Davis
My commission expires: MAY 9, 1998