

48343

'97 NOV -7 P3:28

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ESCROW NO. 01046890

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

Maevelyn S. Holt

Judy Quinco Snavely

115 West 5th Avenue #2
Sun Valley, NV. 89433UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

Aspen Title			
on this	<u>7th</u>	day of	<u>Nov</u> A.D., <u>1997</u>
at	<u>3:28</u>	o'clock	<u>P</u> M. and duly recorded
in Vol.	<u>497</u>	of	<u>Deeds</u> Page <u>37001</u>

Bernetha G. Leisch, County Clerk

By Kathleen Reed

Deputy.

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter called GRANTOR(S), convey(s) to MAEVELYN S. HOLT and JUDY QUINCO SNAVELY, 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 of the W 1/2 of Lot 5 in Block 15, also known as Lot 5A, Block 15, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

Code 8, Map 3313-2500, Tax Lot 1700

"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 OF LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN CRS 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 \$4,000.00

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 29th day of October, 1997.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of Klamath ss.

On this 7th day of November, 1997, personally appeared the above named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Warlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

