

NS

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200 MAR 27 PM 3:38

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lesley Huffaker
900 Blalock Blvd
Coronado, CA 92118

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 3/27/00, at 3:38 p m.
In Vol. M00 Page 9948
Linda Smith,
County Clerk Fee \$ 21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that George A. Pondella, Jr.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lesley Green Huffaker

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

That part of the E $\frac{1}{2}$ W $\frac{1}{2}$ that lays North of the Sprague River Highway, Section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the NE $\frac{1}{4}$ NW $\frac{1}{4}$.

FURTHER EXCEPTING that portion conveyed to Harry Lee Pope and Edna Alma Pope, recorded October 14, 1975 in Book M-75 at Page 12664, and

FURTHER EXCEPTING that portion conveyed to Richard R. Cunningham and Nadine Cunningham, husband and wife, recorded December 27, 1990 in Book M-90 at Page 25475, and

FURTHER EXCEPTING that portion conveyed to Klamath County, a public corporation of the State of Oregon, recorded February 4, 1992 in Book M-92 at Page 2453 and FURTHER EXCEPTING THEREFROM that portion conveyed to Teresa D. Barney and James C. Jackson, recorded October 14, 1998 in Book M98, Page 37662. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state): Covenants, Conditions, Reservations, Restrictions, Rights, Rights of Way and Easements of Record, if any, and those apparent on the land.

and that grantor will warrant and forever defend the 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 \$ CORRECTED DEED. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of March, 2000, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

George A. Pondella, Jr.
George A. Pondella, Jr.

STATE OF OREGON, County of Klamath) ss
This instrument was acknowledged before me on March 27, 2000
by George A. Pondella, Jr.
This instrument was acknowledged before me on _____, 19____,
by _____



Susie Patterson
Notary Public for Oregon
My commission expires 3/12/04

A/21