

70-1879

49989

Warranty Deed

VOL 71 PAGE 2456

MAR 25 12 37 PM 1971

This Indenture Witnesseth, That PHILIP A. BUMGARDNER and
EUNICE L. BUMGARDNER, husband and wife,

herein called grantors, in consideration of TEN AND NO/100ths-----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

EARL G. JOHNSON, a married man,
herein called grantee, his heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon

PARCEL 1: The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and Lots 7, 10 and 11 of Section 19,
Lots 2, 7, 12, 13, 14, 15, 16 and 17 and the NE $\frac{1}{4}$ of
SE $\frac{1}{4}$ Section 32,
Lots 1, 2, 3, 4, 5, and 6 of Section 33,
in Township 38 South, Range 8 East of Willamette
Meridian.

The N $\frac{1}{2}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Lots 1, 3, 4, 5, 6, 7 of
Section 4, Township 39 South, Range 8 East of the
Willamette Meridian.

PARCEL 11: The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2,
The N $\frac{1}{2}$ of SE $\frac{1}{4}$, E $\frac{1}{2}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3,
Township 39 South, Range 8 East of Willamette Meridian.

SUBJECT TO: (1) Reservation contained on unrecorded warranty deed
dated October 1, 1959, from Ida Mochettaz, grantor and Philip A.
Bumgardner and Eunice L. Bumgardner, husband and wife, grantees,
whereby grantor reserves to herself, her heirs, executors, adminis-
trators and assigns, 10% of any and all mineral rights on or in the
above-described property. (2) Classification of the within property
as reforestation land requiring payment of yield tax when timber is
cut. (affects Code 5 Map 50 TL 18 and Code 5 Map 50 TL 22). (3)
Liens, encumbrances, easements and rights of way of record or those
apparent on the land.

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantee, his
heirs and assigns forever. The said grantors do covenant to and
with the said grantee, his heirs and assigns, that they are the owner
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as above stated;
and that they and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and

seals this 7 day of May, 1961.

Philip A. Bumgardner (SEAL)

Eunice L. Bumgardner (SEAL)

(SEAL)

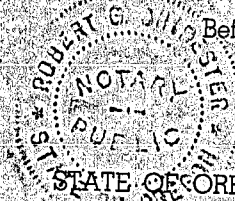
(SEAL)

WITTH and CARD
Attest: of Law
for Klamath Falls, Oregon

STATE OF OREGON }
County of KLAMATH } ss. May 2, 1964

Personally appeared the above-named Philip A. Bumgardner and Eunice L. Bumgardner, husband and wife, known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Not D. Chisholm
NOTARY PUBLIC FOR OREGON
My commission expires 12/11/66

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

Personally appeared who, being first duly sworn did say that he the of

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of Klamath }
Book for record at request of
TRANSMERICA TITLE INSURANCE CO.
at this 25 day of MARCH A.D. 19 71
at 12:37 o'clock P.M. and day
recorded in Vol. 1171 of DEEDS
pgs 2456
Wm. D. MILNE, County Clerk
By Blagoslav D. D. D. Deputy
Fee \$3.00

Return to:

Bowman & Bowman
Bowman Bldg
City