

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. BROWN and  
PHALEYA P. BROWN, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by DANIEL GUY JOHNSON and THELMA M. JOHNSON, husband and  
wife,hereinafter called the grantee,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, in Block 4 of FIRST ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of  
record and those apparent on the land; Acreage and use limitations under  
provisions of the United States Statutes and regulations thereunder; Liens  
assessments, regulations, contracts, easements and water and irrigation  
rights in connection with Klamath Project and Enterprise Irrigation District;  
Rules, regulations, liens and assessments of South Suburban Sanitary  
District; Building set-back lines and utility easements as set forth in  
the Plat and Dedication of First Addition to Sunset Village; Set-back lines  
conditions and restrictions, including the terms and provisions thereof,  
as set forth in Declaration recorded March 4, 1969, in M-69 at page 1643,  
and amended in Deed Volume M-69 at page 2838, recorded April 21, 1969.

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

And said grantor hereby covenants to and with said 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 as hereinabove set forth,

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$23,500.00.  
~~part of the consideration was paid by the grantor and the balance was paid by the grantee~~In construing this deed and where the context so requires, the singular includes the plural,  
WITNESS grantor's hand this 16th day of June, 1971.

Robert E. Brown  
Phaleya P. Brown

STATE OF OREGON, County of Klamath, ss. June 19 71  
Personally appeared the above named ROBERT E. BROWN and PHALEYA P. BROWN,  
husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Larry J. Shuck*  
Notary Public for Oregon  
My commission expires 5/3/74

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

*Shan. Patty Boivin*  
*Box 22 Boivin Bldg*  
*Cut*

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-  
ment was received for record on the  
25th day of June, 1971,  
at 4:20 o'clock P.M., and recorded  
in book M. 71 on page 6635  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Mary L. Lindberg* Deputy  
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