

July 7 10:47 1971

FORM No. 633—WARRANTY DEED.

1967/50

28-997 54025

VOL. M 71 PAGE 7052

STEVENS HESS LAW FIRM, P.O. PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That George Joseph Marchart & Patricia May Marchart husband & wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne D. Johnson Jr. & Wanda O. Johnson husband & wife

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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(9) A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 40 South, Range 7 East W.M. More particularly described as follows:

(10) Beginning at a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 1, Township 40 South, Range 7 East W.M. said point being N 89° 47' 13" W, 200.00 feet from the center $\frac{1}{4}$ corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Deed Records M 70-5467; thence N 00° 08' 17" E along the East line of said parcel a distance of 260.00 feet; thence N 89° 47' 13" W a distance of 200.00 feet to a point on the West line of said parcel; thence S 00° 08' 17" E, along the West line of said parcel, a distance of 269.00 feet to a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 1, thence S 89° 47' 13" E, along said South line a distance of 200.00 feet to the point of beginning.

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

Easements and rights of way of record, and those apparent on land and leans and assessments of record.

and that grantor will warrant and forever defend the above granted 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.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^②

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 2nd day of July, 1971.

STATE OF OREGON, County of Klamath, ss. July 2, 1971

Personally appeared the above named George Joseph Marchart and Patricia May

Marchart, h/w and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me Gwendolyn R. Schumacher
Notary Public for Oregon
My commission expires 7-21-73

NOTE—The sentence between the symbols ②. 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

Wayne Johnson
3219 CLINTON
KLAMATH FALLS, ORE

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of July, 1971, at 10:47 o'clock A.M., and recorded in book M71 on page 7052.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Cynthia Campbell Deputy