

APR 25 3 26 PM 1972

Vol. 1722 Page 4401

WARRANTY DEED

PANSY VALOURA

KNOW ALL MEN BY THESE PRESENTS, That PANSY VALOURA JOHNSON, widow of H. S. Johnson, deceased, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONALD DEAN JOHNSON and TERESA GAY JOHNSON, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel I: A parcel of that tract of land recorded in Volume 281, Page 166 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon; said parcel being more particularly described as follows:

Beginning at the southeast corner of the aforesaid tract of land which corner is marked with a steel axle representing the southeast corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 34; thence S.89°39'W. along the south boundary of said tract of land a distance of 366.84 feet; thence N.0°19'W. a distance of 160.0 feet to the north boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records of Klamath County, Oregon; thence N.2°31'W. 57.10 feet to an iron pipe marking the true point of beginning of this description; thence N.40°10'30"E., 48.82 feet to an iron pipe; thence N.52°35'30"E., 45.80 feet to an iron pipe; thence continuing N.52°35'30"E. a distance of 37.77 feet, more or less, to the southwesterly boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records aforesaid; thence along said boundary N.51°49'W. 15.27 feet, more or less, to an iron pipe marking a corner of said parcel of land; thence N.43°53'E. along aforesaid boundary, a distance of 57.45 feet to an iron pipe marking a corner of that parcel of land recorded in Volume 311, Page 227 of Deed Records aforesaid; thence following along the boundary of said parcel of land N.88°49'W., 178.3 feet and S.0°41'E., 161.64 feet to an iron pipe; thence N.68°46'30"E. a distance of 54.35 feet to the true point of beginning, containing 0.39 acres, more or less, and being subject to a 10 ft. easement for road purposes along the last course and the first three courses of this description.

Parcel II: A parcel of that tract of land recorded in Volume 281, page 166, of Deed Records of Klamath County, Oregon, described therein as being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon; said parcel being more particularly described

RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
514 WALNUT STREET  
P.O. BOX 388  
KLAMATH FALLS, OR. 97601  
TELEPHONE 884-9275

-1-  
WARRANTY DEED

4402

as follows:

Beginning at the southeast corner of the aforesaid tract of land, which corner is marked with a steel axle representing the southeast corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 34; thence S.89°39'W. along the south boundary of said tract of land a distance of 414.1 feet to the southwest corner of that tract of land recorded in Volume 281, page 168 of aforesaid Deed Records, said corner being the true point of beginning of this description; thence N.0°19'W. along the west boundary of above said tract of land, 160.0 feet, more or less, to the northwest corner thereof; thence N.8°54'23"W., 38.1 feet to an iron pipe marking the most southeasterly corner of that tract of land recorded in Volume 311, page 227 of Deed Records aforesaid; thence along the south boundary of the above recorded tract of land on the following three courses: (1) S.59°11'W. 79.1 feet, (2) S.29°30'W. 147.1 feet, (3) S.0°19'E. 30.0 feet to the south boundary of that tract of land recorded in aforesaid Volume 281, page 166; thence N.89°39'E. along said boundary 147.0 feet to the true point of beginning, containing 0.46 acres, more or less. Subject to the following easements for road purposes: (1) 10.0 feet along the northwesterly boundary; 20.0 feet along the west boundary and (2) 20.0 feet of County road along the south boundary.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record and those apparent on the land 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 20<sup>th</sup> day of April, 1972.

*Pansy Valance Johnson*

RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
314 WALNUT STREET  
P. O. BOX 348  
KLAMATH FALLS, OR. 97601  
TELEPHONE 884-9275

-2-

WARRANTY DEED

\$403

STATE OF OREGON )  
County of Klamath ) ss.

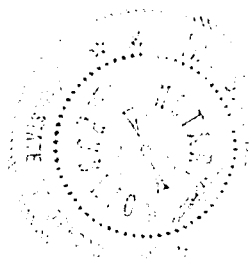
April 20, 1972

Personally appeared the above named PANSY VALOURA JOHNSON and acknowledged the foregoing instrument to be her voluntary act and deed.

*PVJ*

Before me,

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10-10-72



STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
DEAN JOHNSON  
on this 25 day of APRIL A. D., 19 72  
at 3:48 o'clock P. M. and duly  
recorded in Vol. M 72 of DEEDS  
Page 4401

WM. D. MILNE, County Clerk  
By *[Signature]* Deputy.  
Fee \$6.00

RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
314 WALNUT STREET  
P. O. BOX 388  
KLAMATH FALLS, OR. 97601  
TELEPHONE 884-9275