

28-3244

7792

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WARRANTY DEED

36002

This Indenture Witnesseth, THAT MORGAN T. JOHNSON and MARY HARRIETT JOHNSON, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

MARGARET C. BRUBACKER,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

All those portions of Lots 3, 4, and 5 in Block 26 of HOT SPRINGS ADDITION to the CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the corner of Esplanade Street and Eldorado Avenue, same being the corner of Lot 4 aforesaid; thence Northwesterly along the Easterly line of Lots 3 and 4 aforesaid a distance of 24 feet, more or less, to a point 38 feet Southerly from the Northeasterly corner of Lot 3 aforesaid; thence Westerly at right angles to Eldorado Avenue 75 feet; thence Southerly parallel with Eldorado Avenue a distance of approximately 75.5 feet to the Northwesterly line of Esplanade Street; thence Northeasterly along said Northwesterly line of Esplanade Street to the point of beginning;

Subject to Setback line and building restrictions, as set forth in Deed recorded December 20, 1913 in Vol. 41, page 324, Klamath County Deed Records, and to Trust Deed recorded July 12, 1967 in M-67 at page 5293 executed by Morgan T. Johnson and Mary Harriett Johnson to William Ganong, trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, which Trust Deed and the note secured thereby grantee expressly assumes and agrees to pay and perform according to the terms thereof, and subject to taxes for fiscal year commencing July 1, 1972 which are now a lien but not yet payable, and to easements and rights of way of record or apparent on the land, if any.

The true and actual consideration for this transfer is \$ 13,500.00.

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 9th day of August 1972

Mary Harriett Johnson (SEAL) Mary T. Johnson (SEAL)
STATE OF OREGON, County of Klamath ss. August 9, 1972

Personally appeared the above named MORGAN T. JOHNSON and MARY HARRIETT JOHNSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me: [Signature]
Notary Public for Oregon
My commission expires Jan 10, 1975

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of SEPTEMBER, 1972 at 10:58 o'clock A.M., and recorded in book M-72 on page 10020. Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE
By Hazel Drayal County Clerk-Recorder
Deputy
FEE \$2.00