

90986

WARRANTY DEED

Vol. 74 Page 8651

KNOW ALL MEN BY THESE PRESENTS, That Patricia J. Ayres, an estate in fee simple,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRAD A. JOHNSON and NANCY V. 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 3 of CASA MANANA, Klamath County, Oregon.

SUBJECT TO: Buyer assuming that certain trust deed, including the terms and provisions thereof, dated August 20, 1971, recorded August 26, 1971, in Book M-71 at page 9053, Microfilm Records, given to secure the payment of \$15,500.00, with interest thereon and such future advances as may be provided therein, executed by Patricia J. Ayres, to William Ganong, Jr., trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, and holding Seller harmless therefor.

FURTHER SUBJECT TO: Reservations, restrictions, easements and/or rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 stated hereinabove,

and that grantor will warrant and forever defend the said 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 \$ 21,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols "if" if not applicable, should be deleted. See ORS 91.030.)

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

In Witness Whereof, the grantor has executed this instrument this day of July, 1974, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

July 19 1974

Personally appeared the above named

Patricia J. Ayres

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of

Klamath

Personally appeared

and who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

Patricia J. Ayres

GRANTOR'S NAME AND ADDRESS
Brad A. & Nancy V. Johnson

GRANTEE'S NAME AND ADDRESS

First Federal
540 Main
City

Until a change is requested all true statements shall be sent to the following address:

Brad A. & Nancy V. Johnson

1/2 First Federal
540 Main
City

SAME ADDRESS

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of July, 1974, at 10:30 o'clock A.M., and recorded in book 114 on page 8651 or as file/reel number 90986.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature] Recording Officer

By [Signature] Deputy

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