

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KARL R. JOHNSON and DORNA L. JOHNSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERMAN A. SAMPLE and JEAN A. SAUPEL, 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:

The South 94.43 feet of the following described property:

A parcel of land situated in S 1/2 SE 1/4 SW 1/4 of Section 11, Township 39 S, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of PERRY'S ADDITION TO LLOYDS TRACTS subdivision; thence South 50' West along the South line of S 1/2 SE 1/4 SW 1/4 of said Section 11, said line being the North line of PERRY'S ADDITION TO LLOYDS TRACTS subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street, a distance of

(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 hereinabove stated,

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 \$ 33,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 21.010.)

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 11 day of August, 1975, 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)

Karl R. Johnson
Dorna L. Johnson

STATE OF OREGON,)
County of KLAMATH) ss.
August 11, 1975

STATE OF OREGON, County of) ss.
Personally appeared)
and

Personally appeared the above named KARL R. JOHNSON and DORNA L. JOHNSON, husband and wife,

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 acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
Susan Kay Way
Notary Public for Oregon
My commission expires: 6/1/97

a corporation, 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 behalf 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Mr. and Mrs. Karl R. Johnson
3821 Hope Street
Klamath Falls, Oregon 97601
Mr. and Mrs. Herman A. Sample
2236 Eberlien Avenue
Klamath Falls, Oregon 97601

After recording return to:
Mountain Title Company
P. O. Box 5017
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Perry Street, S. E.
Salem, Oregon 97310

STATE OF OREGON,) ss.
County of)
I certify that the within instrument was received for record on the day of 1975, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

330.43 feet to an iron pin; thence North 89°59' 1/2" East parallel with the North line of S 1/2 SE 1/4 NW 1/4 of Section 11, a distance of 142.53 feet to the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11; thence South 0°23' 33" West along the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 330.05 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable;
3. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of South Suburban Sanitary District;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District;
5. Easement for irrigation as disclosed by instrument recorded August 12, 1925, in Volume 77, page 48, Klamath County, Oregon, Deed Records; (Affects easterly portion)
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated October 22, 1971, recorded October 26, 1971, in Volume M-71, page 11163, Klamath County, Oregon, Microfilm Records. Amount \$19,350.00. Mortgagor: Karl R. Johnson and Donna L. Johnson, husband and wife, Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs, which said Mortgage, Grantees, agree to pay and assume holding Grantors harmless therefrom.

STATE OF OREGON; COUNTY OF Klamath

Filed for record at request of Mountain Title Co.

this 11th day of August A. D. 1975 at 11:52 A.M. and
duly recorded in Vol. E 75 of Deeds Page 932h

Wm D. MILNE, County Clerk

By *Mary L. Lindberg*
fee 6.00