

6393

WARRANTY DEED

Vol. 75 Page

13161

DONALD EDWARD JOHNSON and MURIEL ANNETTA JOHNSON, husband and wife, hereinafter called grantors, conveys to MELVIN L. STEWART, MACY E. RITCHISON and NORMAN LUMBER COMPANY, all that real property situated in Klamath County, State of Oregon, described as:

PARCEL 1: All that portion of the SE 1/4 NE 1/4 and the E 1/2 SE 1/4 lying Easterly of the Westerly Right of Way line of an easement from the first parties to the second, as disclosed in Deed Volume 243 at page 374, EXCEPTING THEREFROM a parcel of land in the E 1/2 SE 1/4 SE 1/4 described as follows: Beginning at the Southeast corner of the SE 1/4 of Section 33; thence North 375 feet; thence Westerly to the County road right of way; thence South along said right of way to the Southerly section line of Section 33; thence East to the point of beginning

PARCEL 2: All that portion of the SE 1/4 NE 1/4 and the E 1/2 SE 1/4 lying Westerly of the Easterly right of way line of an easement given to the first parties to the second parties, as described in Deed Volume 243 at page 374. AND ALSO all that portion of the Westerly 320 feet of the W 1/2 SW 1/4 of Section 34 described as follows:

Beginning at a point North 375 feet from the Southwest corner of the SW 1/4 of Section 34; thence Easterly a distance of 320 feet to a point; thence North a distance of 1,107.00 feet to a point; thence West to the Easterly right of way of the County Road; thence Southerly along said right of way to the Westerly section line of Section 34; thence South to the point of beginning. AND ALSO that portion of the NW 1/4 NW 1/4 of Section 34; thence described as follows:

Beginning at the W 1/4 corner of Section 34; thence East a distance of 320 feet; thence South a distance of 337.66 feet to a point N 89°54'58.3" E a distance of 467.0 feet and N 0°10'54.6" West a distance of 2,279.04 feet from the Southwest corner of said Section 34; thence East 437.0 feet more or less to the Easterly right of way of a County Road; thence North along said right of way to the Section line between Sections 33 and 34; thence North along said Section line to the point of beginning. All being in Section 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: An easement 60 in width for roadway purposes lying North of a line running east and west being at the easterly point on the Westerly side of Washburn Way 60 feet west of the East 1/4 corner of Section 33, Township 39 S, R 9 E.W.M. and running West a distance of 1255 feet.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; 1970-71 taxes which are now a lien but not yet payable, and will warrant and defend the same, except as shown above.

The true and actual consideration for this transfer is Seventy Thousand and No/100ths (\$70,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 21st day of July 1970.

Donald Edward Johnson
Muriel Annetta Johnson

75 OCT 21 PM 3 42

75 OCT 21 PM 3 47

FORM No. 654—GENERAL TO

TA

67
KNOW

have made, c

my true and le
collect and re
mands whatse
ways and me
deliver acqui
tenements, li
to lease, let
ing my right
attorney sh
receive pay
every way
action, an
my act as
hypothes
and othe
cretion
in the
and ne
do any

No.

13162

STATE OF OREGON)
County of Klamath)

July 21, 1970.

Personally appeared the above named DONALD EDWARD JOHNSON and MURIEL ANNETTA JOHNSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



John A. Maass
Notary Public for Oregon
My Commission expires: 7/2/74

Return To &
Send Tax Statements To:
Melvin L. Stewart
5930 Washburn Way
City, 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS CO
this 21st day of OCTOBER A. D. 19 75 at 8:42 o'clock P M., and
duly recorded in Vol. M 75, of DEEDS on Page 13161
FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Drazile

FORM No. 654-GENERAL PO
TA

68

KNOW A

have made, cons

my true and lawful
collect and receive
mands whatsoever,
ways and means
deliver acquittance
tenements, heredit
to lease, let, demis
ing my right of ha
attorney shall thin
receive payment th
every way and ma
action, and to mak
my act and deed,
hypothecations, bil
and other debts pa
cretion shall deem
in the name of m
and negotiable ins
do any business w

75 OCT 21 PM 3 47

GIVING
whatsoever requ
do it personally
or my said att
In cons

IN W
October

STATE OF C
County of
before me, th

P

No