

1-1-74

10288

WARRANTY DEED

Vol. 76 Page 2166

KNOW ALL MEN BY THESE PRESENTS, That
KENNETH R. JOHNSON and MARY J. JOHNSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM H. WALTER AND BEVERLY J. WALTER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 11 of TRACT NO. 1026 THE MEADOWS, according to
the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of
record and those apparent on the land;

Rules, regulations and assessments of South Suburban Sanitary
District;

Easement and right of way, including the terms and provisions
thereof, given by Frank Niethammer, a single man, to the
California-Oregon Power Company, a California corporation,
dated April 16, 1931, recorded May 2, 1931 in Deed volume

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(SEE REVERSE)

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 herein set forth,

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 \$ 33,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 13 day of February, 1976;
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)

Kenneth R. Johnson
Mary J. Johnson

STATE OF OREGON, }
County of Klamath } ss.
February 13, 1976

STATE OF OREGON, County of Klamath } ss.
February 13, 1976

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 _____

_____ 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 be-
half 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)

Personally appeared the above named
KENNETH R. JOHNSON and
MARY J. JOHNSON,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-11-78

Notary Public for Oregon

My commission expires:

Kenneth R. and Mary J. Johnson
4111 Barry Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

William H. Walter & Beverly Walter
3843 Hope Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
William and Beverly Walter
4111 Barry Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

FIRST FEDERAL SAVINGS & LOAN ASSN.
538 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,

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

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

76 FEB 17 PM 4 07

95, page 177, records of Klamath County, Oregon;

Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1026, the Meadows;

Declaration of Covenants, Conditions and Restrictions recorded November 29, 1971, in Volume M 71, page 12500, Microfilm records of Klamath County, Oregon;

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KIA NEW BENEY TITLE CO 4:07

this 17th day of FEBRUARY A.D. 1976 at 4:07 o'clock P.M.,

duly recorded in Vol. M 76, of DEEDS on Prior: 2166

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Drayton

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