

10461
KNOW ALL MEN BY THESE PRESENTS, That Willard R Lilly

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dary M Johnson and Shirley M Johnson, or the survivor, 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 1 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the records of Klamath County Oregon

Subject to: Liens and assessments of Lakewood Heights District Improvement Co; Reservations and restrictions contained in deed recorded April 28, 1941 vol 137 deeds, page 269 Records of Klamath County Oregon; Easements and any rights of way of record or apparent on the land, if any.

(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 that Certain Mortgage to United States National Bank of Oregon, dated September 18, 1973 in the amount of \$44,000.00, recorded in vol 73 pages 12642, 12643, 12644 as file no 12642 on Sept 18, 1973, which deed of trust grantees expressly hereby assume. 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 \$60,000.00. 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 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 January, 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)

STATE OF OREGON,) ss.
County of Klamath
January 23, 1976, 19.

Personally appeared the above named
Willard R Lilly

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 4-16-79

STATE OF OREGON, County of) ss.
Personally appeared _____, 19_____, 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 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)

Notary Public for Oregon
My commission expires:

Willard R Lilly
2610 Uhrman Road
Klamath Falls Oregon 97601

GRANTOR'S NAME AND ADDRESS

Dary M & Shirley M Johnson
2999 Lakeshore Drive
Klamath Falls Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

U S National Bank of Oregon
Klamath Falls Br.
P O Box 789, Klamath Falls Or 97601
Attn: R L Mason

NAME, ADDRESS, ZIP

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

United States National Bank of Oregon
c/o Realty Tax Service, 321 S. W. Fourth Ave.
Portland, Oregon 97204

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 20th day of FEBRUARY, 1976, at 4:44 o'clock P.M., and recorded in book M 76 on page 2382 or as file/reel number 10461, Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE

By _____ Recording Officer
Deputy

FEE \$ 3.00