

10516

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEROY A. GIENGER and PAULINE H. GIENGER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT C. JOHNSON and PATRICIA 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:
That portion of the NW $\frac{1}{4}$ lying Northeasterly of Sprague River Highway, of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Reservations as contained in Deed recorded September 9, 1958 in Volume 303, page 296, Deed Records of Klamath County, Oregon.

(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 expressly set forth 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 \$ 22,680.00.
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 7th day of July, 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, County of Klamath, ss.
July 20, 1976

Personally appeared the above named
Leroy A. Gieger and Pauline H.
Gieger

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

Before me:
(OFFICIAL SEAL) *Arlene T. Addington*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath, 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert C. Johnson
P.O. Box 1610
Victoria, B.C., Canada
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Robert C. Johnson
P.O. Box 1610
Victoria, B.C., Canada
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 JULY, 1976, at 12:13 o'clock P.M., and recorded in book M 76 on page 10995 or as file/reel number 16516, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *Hazel Drage* Deputy

FEE \$ 3.00