

18127

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DEROSS M. JOHNSON and MADELINE L. JOHNSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS P. ROTHERHAM and MABEL C. ROTHERHAM, 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:

Lot 18, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Regulations of Enterprise Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. A 30 foot building setback line from Shasta Way, as shown on dedicated plat.
5. Restrictions as contained in plat dedication.
6. Reservations as contained in deed recorded January 12, 1948 in Volume 216, page 33, 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 set forth above,

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 \$ 25,000.00

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 day of August, 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)

Deross M. Johnson
Deross M. Johnson

Madeline L. Johnson
Madeline L. Johnson

STATE OF ~~OREGON~~, WASHINGTONCounty of Clark

August, 1976

STATE OF OREGON, County of _____ ss.

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 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)

Before me: Dean A. Ellis

Notary Public for ~~Oregon~~ WashingtonMy commission expires: July 5, 1979

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF WASHINGTON,

County of Clark

ss.

On this day personally appeared before me Madeline L. Johnson

to me known to be the individual _____ described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 20th day of Aug, 1976

Notary Public in and for the State of Washington, residing at Washougal

13270

STATE OF OREGON,
County of Klamath
Filed for record at request of

Mountain Title Co.

on this 25 day of August A.D. 1976

at 11:48 o'clock A.M. and

recorded in Vol. M76 of Deeds

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Wm D. MILNE, County Clerk

By *Deputy* *DeVore* ^{Notary}

for \$6.00