

20571 WARRANTY DEED--SURVIVORSHIP Vol. 76 Page 16664

KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. JOHNSON and PATRICIA JOHNSON, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GLENN T. BOWMAN and LINDA ISON

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of KLAMATH, State of Oregon, to-wit:

East 1/2 of SE1/4 of SW 1/4, Section 19, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH AND RESERVING THEREFROM a right of way for road and utility purposes, 60 feet wide, lying 30 feet on each side of the center line of the road described in Right of Way Agreement recorded in Volume 328, page 443.

RESERVING THEREFROM a Right of Way for road and utility purposes 60 feet in width over the Northerly 60 feet of of the property hereinabove described, lying Easterly of the road as described in Right of Way Agreement recorded in Volume 328 at page 443.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees. And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR THE "SUBJECT TO'S"

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 \$ 8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 12th 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.

*Robert C. Johnson*  
*Patricia Johnson*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of Klamath )  
August 12, 1976

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.

Personally appeared the above named Robert C. Johnson and Patricia Johnson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*Mr. Glenn T. Bowman & Ms. Linda Ison*  
*P.O. Box 713*  
*Klamath Falls, Oregon 97601*  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
*As above*  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_ )  
I certify that the within instrument 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.  
By \_\_\_\_\_ Recording Officer  
Deputy

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## SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien not yet due and payable.
2. The Assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
4. Right of Way for roadway and incidentals as conveyed to Pacific Gas Transmission Company by Deed recorded April 10, 1961 in Volume 328 at page 443, Deed Records of Klamath County, Oregon.
5. Right of Way for road and incidentals as conveyed to United States of America by instrument recorded July 23, 1970 in Volume M70 at page 6127, Deed Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, recorded February 9, 1976 in Volume M76 at page 1820, Microfilm Records, Klamath County, Oregon, in favor of Martin B. Anderson, which Mortgage the Grantees herein do NOT assume and agree to pay and the Grantor herein holds Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
 this 20th day of OCTOBER A. D. 1976 at 2:20 P and  
 M. of o'clock  
 duly recorded in Vol. M 76 of DEEDS on Page 16664  
 FEE \$ 6.00

By Wm D. MILNE, County Clerk  
*Wm D. Milne*