

20575

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 grantor paid by ANDREW C. GASKIN and DONNA R. GASKIN, 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:

The S 1/2 of SE 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, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH AND RESERVING THEREFROM a Right of Way for road and utility purposes, 60 feet wide, over the Northerly 60 feet of E 1/2 of SE 1/4 of SW 1/4, Section 19, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the road as described in Right of Way Agreement recorded in Volume 328 at page 443, 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 SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR THE

"SUBJECT TO'S".

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 \$ 24,500.00. 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 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 12, 1976

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of) ss.

Personally appeared, 19

and 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON

County of) ss.

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.

Recording Officer

By

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Andrew C. Gaskin
1726 Main St.
City, 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Andrew C. Gaskin
As above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

16673

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. 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.

and for record at request of MOUNTAIN TITLE CO
this 20th day of October A. D. 1976 at 2:20 o'clock P. M.,
duly recorded in Vol. M 76, of DEEDS on Page 16672

FEE \$ 6.00

By Wm D. MILNE County Cl.
Hazel Drazil