

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **LESLIE PAUL ARNETT, II** and **RUTH ANN ARNETT**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ROLEN J. JOHNSON** and **CAROLYN P. JOHNSON**, husband and wife

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 46 in Block 1, Tract 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.

2. Easement created by instrument, including the terms and provisions thereof, recorded May 16, 1928, in Book 78, page 500, Deed Records.

3. Warranty Clearance Easement, including the terms and provisions thereof, recorded June 12, 1964, in Deed Volume 353, page 455, Records of Klamath County, Oregon.

4. Easement created by instrument, including the terms and provisions thereof, recorded September 24, 1969, in Book M69 at page 8242, Microfilm Records.

5. Set Back provisions as delineated on the recorded plat, 20 feet from front and rear lot lines.

6. Utility easements as delineated on the recorded plat along the Easterly 5 feet of Lot

7. Restrictions as shown on recorded plat of Second Addition to Kelene Gardens.

*continued below (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

8. Covenants, conditions, restrictions and easements, including the terms and provisions thereof, recorded September 17, 1974 in Volume M74 page 12277, Microfilm Records.

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 \$ **30,000.00**

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 **21st** day of **October**, 19 **76**.

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)

Leslie Paul Arnett II
Ruth Ann Arnett

STATE OF **OREGON**, **UTAH** } ss.
County of **26th**
October **26**, 19 **76**

Personally appeared the above named **Leslie Paul Arnett, II and Ruth Ann Arnett**

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

[Signature]
Notary Public for **Utah**
My commission expires: **7/8/78**

Leslie Paul Arnett, II & Ruth Ann
612 North 100 W
Orem, Utah 84057

Rolen J. Johnson & Carolyn P.
3918 Gregory Drive
Klamath Falls, Oregon 97601

After recording return to:
Rolen J. Johnson
as above

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF **OREGON**, County of _____) ss.
_____, 19 _____

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 _____

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: _____

STATE OF **OREGON**,
County of **KLAMATH** } ss.

I certify that the within instrument was received for record on the **29th** day of **OCTOBER**, 19 **76**, at **3:42** o'clock **P.M.**, and recorded in book **M 76** on page **18232** or as file/reel number **20958**

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *[Signature]* Deputy

FEE \$ 3.00

976 OCT 29 PM 3 42