

1-174

21821

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That OLAF RICHARD JOHNSON and SHERRY C. JOHNSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN H. ROPER and SYLVIA ROPER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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 14, Block 13, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

TOGETHER WITH the perpetual non-exclusive easement over the following described property: A portion of Lot 15, Block 13 HOT SPRINGS ADDITION to the City of Klamath Falls, being a triangular piece out of the Southwest corner with 20 feet on the West side and adjacent to the alley and 25 feet on the South side adjacent to Lot 14 and the said two points being joined by a straight line to form a triangle, for ingress and egress to and from said Lot 14.

SUBJECT TO: 1. City lien in favor of the City of Klamath Falls; 2. Trust Deed, recorded June 26, 1972 in Volume M72, page 6938, Microfilm Records of Klamath County, Oregon, in favor of FIRSTBANK MORTGAGE CORPORATION, which the buyers herein agree to assume and pay per terms and provisions thereof.

(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 shown 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 \$ 22,000.00.

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 18 day of November, 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.

OLAF RICHARD JOHNSON
SHERRY C. JOHNSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. Personally appeared Olaf Richard Johnson and Sherry C. Johnson, 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

Olaf Richard Johnson and Sherry C. Johnson, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires 5-21-77
Notary Public for Oregon My commission expires

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Mr. and Mrs. Roper, 3407 Spenard Road, Sp. 28, Spenard, Alaska 99503
Firstbank Mortgage Corporation, Securities Building, Seattle, Washington 98101

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 18th day of November, 1976, at 2:56 o'clock P.M., and recorded in book M 76 on page 18412 or as file/reel number 21821, Record of Deeds of said county. Witness my hand and seal of County affixed. WM. D. MILNE, Recording Officer, By Hazel Gray, Deputy. FEE \$ 3.00