

1-1-74

WARRANTY DEED

Vol. 76 Page

19220

22280

KNOW ALL MEN BY THESE PRESENTS, That JAY W. JOHNSON and SHEILA E. JOHNSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD EDWARD VERMILLION and MARY E. VERMILLION, 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 12 in Block 4 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: 1. Assessments of South Suburban Sanitary District; 2. Reservations and restrictions in deed recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon; 3. Building setback line 20 feet from street as shown on dedicated plat; 4. Utility easement as shown on dedicated plat; 5. Reservations as contained in plat dedication.

(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 \$33,000.00. 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 13 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.

(If executed by a corporation, affix corporate seal)

Jay W. Johnson
Sheila E. Johnson
SHEILA E. JOHNSON

STATE OF OREGON,) ss.
County of LANE)
November 13, 1976

STATE OF OREGON, County of Lane) ss.
November 13, 1976

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 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:
Sam H. Healy

Notary Public for Oregon

My commission expires: July 6, 1979

(OFFICIAL SEAL)

Before me:
Sam H. Healy

Notary Public for Oregon

My commission expires: July 6, 1979

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Vermillion
6225 Alva
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry St., S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of NOVEMBER, 1976, at 12:31 o'clock P.M., and recorded in book M. 76 on page 19200 or as file/reel number 22280

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

WM. D. MILNE

Recording Officer

By Hazel Ince Deputy

FEE \$ 3.00