

01-10511 38-11834

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

23421

WARRANTY DEED

Vol. 76

Page

20693

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY B. MARROW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE E. JOHNSON and DYANNE J. JOHNSON, 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:

A parcel of land situate in the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 274 feet to a point; thence North parallel with the West line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 215 feet to a point; thence West parallel with the South line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 274 feet to the West line of said parcel; thence South along the said West line a distance of 215 feet to the point of beginning.

-This deed is given in partial fulfillment of that contract dated February 27, 1976, recorded at M-76 page 3010, between the parties hereto.

(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 those listed on the reverse side hereof.

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 \$ NONE

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 17th 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.

Dorothy B. Marsrow
Dorothy B. Marsrow

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 17, 1976

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named Dorothy B. Marsrow

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

FFS+L
Main

NAME, ADDRESS, ZIP

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1976, 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

Deputy

SUBJECT TO:

20694

1. Agreement in favor of P.P. and L. in book M-76 at page 9824.
2. Easement for road purposes in book 162, at page 59.
3. Limited access in favor of the State of Oregon, as in book M-69, at page 302.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 28th day of December 1976 at 10:51 A.M., on
duly recorded in Vol. M 76 of DEEDS on Page 20693

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Hazel Drayton*