

23573

WARRANTY DEED

Vol. 76 Page 20936

KNOW ALL MEN BY THESE PRESENTS, That IRENE HACKLER, an estate in fee simple,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph E. Johnson and Evelyn M. 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 ap- pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East one-half of the Northeast quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) and all that portion of the Northeast quarter of the Southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) lying North of the United States Reclamation Service Drain Ditch all in Section 32, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING portion deeded to United States of America by deeds recorded on page 438 of Volume 37 and on page 488 of Volume 97 of Deed Records of Klamath County, Oregon. SUBJECT TO: Regulations of Klamath Irrigation District. Rights of the public in and to any portion of the above described premises lying within the limits of roads and highways. An easement created by instrument, including the terms and provisions thereof, dated September 3, 1941, recorded September 12, 1941 in Book: 141 at Page: 76, in favor of the California Oregon Power Company, a California Corporation for Transmission and distribution of electricity.

continued.....

(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 set out specifically in this document,

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 \$90,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 day of December, 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)

Irene Hackler  
IRENE HACKLER

PENNSYLVANIA  
STATE OF PENNSYLVANIA

County of Dauphin  
December 23, 1976

MARVA LESLIE SYOPPE  
Notary Public, Harrisburg, Dauphin Co.  
My Commission Expires December 31, 1979

Personally appeared the above named Irene Hackler

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

(OFFICIAL SEAL)

Before me:  
Notary Public for Pennsylvania  
My commission expires:

STATE OF OREGON, County of ) ss.  
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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

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)

Irene Hackler  
5550 S. Linder  
Meridian, Idaho

GRANTOR'S NAME AND ADDRESS  
Joseph E. Johnson etux  
2033 Herbert St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
Joseph E. Johnson etux  
2033 Herbert St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Joseph E. Johnson  
2033 Herbert St.  
Klamath Falls, OR 97601

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By Recording Officer  
Deputy



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As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

this 30th day of December A. D. 1976 at 4:05 o'clock P. M., and  
duly recorded in Vol. M76, of Deeds on Page 20936

W<sup>th</sup> D. MILNE, County Clerk

By Hazel Inazil

Fee \$6.00