

24783

-BARGAIN AND SALE DEED-

MELVIN L. STEWART, MACY E. RITCHISON and MARJORIE A. RITCHISON, husband and wife, and NORMAN LUMBER COMPANY, a corporation, Grantors, convey and warrant to DONALD EDWARD JOHNSON and MURIEL ANNETTA JOHNSON, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, described as:

That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Easterly of Washburn Way in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM a parcel of land described as follows: Beginning at the Southeast corner of the SE $\frac{1}{4}$ of Section 33; thence North 375 feet; thence Westerly to the County road right of way; thence South along said right of way to the Southerly section line of Section 33; thence East to the point of beginning. AND ALSO all that portion of the Westerly 320 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34, described as follows: Beginning at a point North 375 feet from the Southwest corner of the SW $\frac{1}{4}$ of Section 34; thence Easterly a distance of 320 feet to a point; thence North a distance of 1,107.00 feet to a point; thence West to the Easterly right of way of the County Road; thence Southerly along said right of way to the Westerly section line of Section 34; thence South to the point of beginning

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is: This is a reconveyance of land formerly conveyed by the Grantees to the Grantors and there is no dollar consideration involved.

Until a change is requested, all tax statements shall be mailed to the following address: 2633 Midland Rd., Klamath Falls, Or.

DATED this 28 day of January, 1977.

Melvin L. Stewart
Macy E. Ritchison
Marjorie A. Ritchison

NORMAN LUMBER COMPANY, a corporation

By: Dean F. Norman

Ret:
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

STATE OF OREGON }
County of Klamath } ss. January 25, 1977.

Personally appeared the above-named MELVIN L. STEWART and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 2-11-77

STATE OF OREGON }
County of Curry } ss. JAN. 25, 1977.

Personally appeared the above-named MACY E. RITCHISON and MARJORIE A. RITCHISON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon

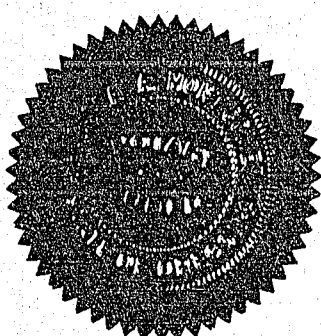
My Commission expires: 12/15/77

STATE OF OREGON }
County of Jackson } ss. January 26, 1977.

Personally appeared DEAN F. NORMAN, who, being sworn, stated that he is the President of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 1/4/80



STATE OF OREGON,
County of Klamath
Filed for record ~~XXXXXXX~~

on this 28th day of January A.D. 19 77

at 4:25 o'clock P M, and day

recorded in Vol. M 77 of DEEDS

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Wm D. MILNE, County Clerk

By [Signature]

Fee \$ 6.00

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED

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