

36943

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

Vol. 77 Page 19108
STEVEN GREENGLASS PUBLISHING CO. PORTLAND, OR. 97201

1-174

MTC 4037

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That RALPH JOHNSTON and ESTHER MAY JOHNSTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH DONALD JOHNSTON & GWENDOLYN JEAN JOHNSTON, H. & W., DONALD SCOTT JOHNSTON & GINGER MARIE JOHNSTON, 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:

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

PARCEL 1

SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 30; N $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31; W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 29, all that portion of the NW $\frac{1}{4}$ Section 32 lying Northerly and Westerly of the Greensprings Highway and Westerly of that parcel of land conveyed by Ralph A. Johnston et ux to Erwin Heim et ux by deed recorded on page 214 of Volume 245 of Deeds, records of Klamath County, Oregon, ALSO all that portion of SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 29 lying Westerly of said parcel conveyed to Heims; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the following described portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, described as follows:

Beginning at the $\frac{1}{4}$ section corner of the West line of said Section 32; thence South along the Section line 870 feet; thence East 879 feet, more or less, to the West line of the State Highway; thence Northerly along said line of Highway to a point which is 1100 feet East and 206 feet South of said $\frac{1}{4}$ section corner, thence North 206 feet to the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West along said line 1100 feet to the said $\frac{1}{4}$ section corner.

PARCEL 2

All that portion of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on a line between Sections 31 and 32, which is 870 feet South of the $\frac{1}{4}$ corner common to Sections 31 and 32; thence South along said Section lines distance of 97.56 feet, to the Northwest corner of the D. J. Puckett property; thence East 879 feet, more or less, to the West line of the right of way of Oregon State Highway No. 66; thence North along the West line of said right of way 97.56 feet; thence West 879 feet to the point of beginning.

EXCEPTING from the above described property portion conveyed to the United States government for canal and laterals by deed dated December 23, 1907, recorded December 24, 1907, on page 410 of Volume 23 of Deeds, records of Klamath County, Oregon.

May Johnson
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 5/26/78

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Don Johnston & Scott Johnston
Rt 3 Box 399
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of October, 1977, at 11:14 o'clock A.M., and recorded in book M77 on page 19108 or as file/reel number 36943, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha D. Lezak, Deputy
Recording Officer

Fee \$6.00

19109

(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

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 other than money.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23rd day of September, 1977; 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)

Ralph A. Johnston
Esther May Johnston

STATE OF OREGON, }
County of Klamath } ss.
Sept 23, 1977

Personally appeared the above named

Ralph Johnston & Esther
May Johnston

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

Before me,

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of October, 1977,

at 11:14 o'clock A. M., and recorded in book M77 on page 19108 or as file/reel number 36943.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha D. Zelazh Recording Officer Deputy

Fee \$6.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Don Johnston & Scott Johnston
PO Box 349
Klamath Falls, Ore. 97601

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE