

38902

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

D. DONALD PLUMB

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. JOHNSON and JOYCE 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the intersection of the Northern Boundary line of Section 22, NW $\frac{1}{4}$, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, with the Western boundary of the Bly Mountain Cut-Off Road Right of Way, said intersection to be approximately 145 feet West from that certain Brass Cap of record ("C Cor"), located on the NE corner of NW $\frac{1}{4}$, Section 22, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence approximately 642.41 feet, North 89°44' West along said Northern boundary; thence approximately 352 feet South 14°59' East; thence approximately 662 feet, South 83°05' East to a point on the Western boundary of Bly Mountain Cut-Off Road; thence approximately 431 feet North 15°58' West along said Western boundary to the point of beginning.

(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:

1. Taxes for the fiscal year 1977-78.
 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 3. Conditions and restrictions of record and apparent upon the land.
- 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 \$ 5,000.00

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 26th day of October, 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.

D. Donald Plumb

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Clackamas ss.

October 26, 1977

Personally appeared the above named D. Donald Plumb

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

(OFFICIAL SEAL)

Before me: Donald Plumb

Notary Public for Oregon

My commission expires:

My Commission expires Dec. 22, 1980

STATE OF OREGON, County of ss.

Personally appeared, 19

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,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of November, 1977, at 10:00 o'clock A.M., and recorded in book M77 on page 21907 or as file/reel number 38902

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernice A. Milne Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP