

38903

WARRANTY DEED

Vol. 77 Page 21908

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. JOHNSON and JOYCE M. JOHNSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAURICE J. O'BRIEN and THERESA M. O'BRIEN, 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, NE $\frac{1}{4}$, 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 NE $\frac{1}{4}$, MW $\frac{1}{4}$, 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. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. 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 \$6,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00~~ (The sentence between the symbols $\textcircled{d}$, 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 14th day of November, 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)

STATE OF OREGON,

County of Klamath

November 14, 1977

Personally appeared the above named Robert A. Johnson and Joyce M. Johnson

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

(OFFICIAL
SEAL)

Before me, Judy Blubahn
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.

Personally appeared

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maurice J. O'Brien
1051 S. Lucerne Blvd
Los Angeles, Ca. 90019

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) 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 21908 or as file/reel number 38903

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Lennetha S. Klock Recording Officer
Deputy

Fee \$3.00