

40784

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

MTC 4717-M

Vol. 77 Page

24751

1-174 36-3711-1400 TL 6700

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALBERT NAKKEN and VIVIAN NAKKEN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADLEY JOHNSTON and MARYANN JOHNSTON, Husband and Wife 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:

Lot 3 in Block 81 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- (1) Reservation in deed recorded November 21, 1933, in Deed Vol. 102, Pg. 5
- (2) Reservations in deed recorded May 25, 1937, in Deed Vol. 109, Pg. 541
- (3) Reservations as contained in plat dedication
- (4) Conditions and restrictions recorded July 21, 1965 in Volume M65, Page 165
- (5) Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974 in Volume M74, Page 6382

All as recorded in the Records of Klamath County Deed Records, Klamath County, Oregon.

(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 as set forth above and those 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 \$ 800.00

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 14 day of December, 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)



OFFICIAL SEAL
LESLIE JENSEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ALAMEDA COUNTY
My Commission Expires Sept. 3, 1978

STATE OF OREGON, County of

County of Alameda

December 14, 1977

Personally appeared

Personally appeared the above named

Albert Nakken & Vivian Nakken

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

Before me:

(OFFICIAL SEAL)

Notary Public for California

My commission expires: September 3, 1978

Notary Public for Oregon

My commission expires:

ALBERT NAKKEN & VIVIAN NAKKEN
1859 Warsaw Avenue
Livermore, California 94555
GRANTOR'S NAME AND ADDRESS

BRADLEY & MARYANN JOHNSTON
2288 Buena Vista Avenue
Livermore, California 94555
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees at above address

NAME, ADDRESS, ZIP

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

BRADLEY & MARYANN JOHNSTON
2288 Buena Vista Avenue
Livermore, California 94555
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of December, 1977, at 11:29 o'clock A.M., and recorded in book M77 on page 24751 or as file/reel number 40784, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Sumner D. Keloch* Recording Officer
Deputy

Fee \$3.00