

1-1-74

41605

WARRANTY DEED

Thomas T. Johnson and

Ann W. Johnson, husband and wife

KNOW ALL MEN BY THESE PRESENTS, That Thomas T. Johnson and Ann W. Johnson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Truman T. Johnson and Floy 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:

The Westerly portion of Lot 3 in Block 4 of Dixon Addition to the CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the Northwestern corner of the said Lot 3, Block 4, DIXON ADDITION and running thence Easterly along the Northerly boundary of the said Lot 3, 85 feet; thence at right angles Southerly 46.47 feet, more or less, to a point in the Southerly boundary of the said Lot 3; thence Westerly along the Southerly boundary of the said Lot 3, 66.54 feet, more or less, to the Southwesterly corner of the said Lot 3; thence Northwesterly along the Westerly boundary of the said Lot 3, 50 feet, more or less, 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

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 \$7000.00

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 9th day of January, 1978; 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 Multnomah } ss.
January 9th, 1978

Personally appeared the above named Thomas T. Johnson and Ann W. Johnson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Sandra J. Carlson
 Notary Public for Oregon
 My commission expires: 11/17/81

Thomas T. Johnson
 2689 N. E. Maple Ave.
 Gresham, OR 97030

Truman T. Johnson
 329 Hillside Ave.
 Klamath Falls, OR 97601

After recording return to:
 Truman and Floy Johnson
 329 Hillside Ave.
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 Truman and Floy Johnson
 329 Hillside Ave.
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____, 19____ 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 _____

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:
 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 11th day of January, 1978, at 3:07 o'clock P.M., and recorded in book M78, on page 695, or as file/reel number 41605.

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

Wm. D. Milne Recording Officer
By: Letha A. Ketch Deputy

Fee \$3.00