

41972

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DON E. JOHNSON and MURIEL A. JOHNSON, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. HUNTSMAN and CYNTHIA R. HUNTSMAN, 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:

Lot 4 in Block 29 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, Klamath County, Oregon.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. City liens, if any, due the City of Klamath Falls.
2. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
3. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(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 as noted of record as of the date of this deed and those apparent upon the premises, if any, as of the date of this deed

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 \$27,700.00. 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 19 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 Klamath } ss.
JANUARY 19, 1978

Personally appeared the above named
Don E. Johnson and Muriel A. Johnson

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

Before me,
(OFFICIAL SEAL) Doc Nelson

Notary Public for Oregon

My commission expires: 2-3-79

STATE OF OREGON, County of Klamath } 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: _____

Don E. and Muriel A. Johnson

GRANTOR'S NAME AND ADDRESS
James L. and Cynthia R. Huntsman

GRANTEE'S NAME AND ADDRESS
After recording return to:
First National Bank of Oregon
P. O. Box 1936
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

James L. & Cynthia R. Huntsman
926 Eldorado Blvd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of January, 1978, at 3:44 o'clock P.M., and recorded in book M78 on page 1223 or as file/reel number 41972.

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

Wm. D. Milne Recording Officer
By Bernetha J. Letcher Deputy

Fee \$3.00