

WARRANTY DEED

Vol. 118 Page 6423

KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRAD ALAN JOHNSON and NANCY VELIN 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:

Lot 2 in Block 8 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Cypress Villa; Easements and rights of way of record and those apparent on the land, if any.

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 those above set forth,

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 51,100.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30th day of March, 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

Personally appeared the above named

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

Before me: Notary Public for Oregon My commission expires:

PERRY BROS., INC.

By Grant Perry By Frank B. Perry

STATE OF OREGON, County of Klamath April 3, 1978

Personally appeared Grant Perry and Frank B. Perry, 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 Perry Bros., Inc.

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 the hall 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: Susan K. Karsch Notary Public for Oregon My commission expires: 12-6-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for: Klamath First Federal Savings & Loan

NAME, ADDRESS, ZIP

If a change is requested all tax statements shall be sent to the following address. Klamath First Federal Savings & Loan Assn. 2943 South Sixth St., Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 4th day of April, 1978, at 11:37 o'clock AM, and recorded in book M78 on page 6423 or as file/reel number 45727

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

Wm. D. Milne Recording Officer By Pamela J. Helch Deputy

Fee \$3.00