

45940

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 6722

CAROLYN J. JOHNSON

MAX DEAN FENNER AND VIKKI MARIAN FENNER, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:  
 A tract of land situated in the Northwest quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:  
 Beginning at a point on the East line of the NW $\frac{1}{4}$  of Section 31, Twp. 39 S, R. 8 E., W. M., from which the Southeast corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 31 bears South 0° 21' 40" East 648.11 feet distant; thence South 43° 08' West 1012.81 feet to the North-easterly right of way of the Clover Creek Road; thence South 46° 52' East along said right of way 200.0 feet; thence North 43° 08' East 802.02 feet to the East line of said North-west quarter; thence North 0° 21' 40" West 290.57 feet more or less to the point of beginning.

SUBJECT TO: 1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

2. An easement created by instrument, including the terms and provisions thereof, Recorded, April 24, 1957, in Book 291, at Page 374, In favor of Pacific Power and Light Company, For Installation of one anchor and guy, together with right of ingress.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 55,000.00

Dated this 6th day of April, 19 78

Carolyn J. Johnson  
 CAROLYN J. JOHNSON

STATE OF OREGON, County of Klamath ) ss.

On this 6th day of April, 19 78 personally appeared the above named Carolyn J. Johnson and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Julie J. Farrell  
 Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

JOHNSON

TO

FENNER

After Recording Return to & Taxes

Max Fenner  
1500 7 Clover Creek Road  
Klamath Falls, OR

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 7th day of April, 19 78 at 11:28 o'clock A. M. and recorded in book N78 on page 6722 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bonetta J. Kelsch

Fee \$3.00

Title

Deputy