

4680

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE. 97208

Vol. 77 Page 8001

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. JOHNSON and MURIEL A. JOHNSON, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. JOHNSON and DEBORAH A. 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:

All that certain real property more particularly described on Exhibit "A" which is attached hereto and by this reference made a part hereof.

(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 those 1977-1978 taxes which are due; All future real property taxes and assessments, reservations, restrictions, easements and rights of way of record, and those apparent on the land; rights of the public in and to any and those apparent on the land; rights of the public in and to any (continued on reverse)

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 \$ 33,000.00

EXCEPT FOR THE ENCUMBRANCES HEREIN SPECIFICALLY EXCEPTED, THE GRANTOR Warrants that the premises are free from all other taxes, liens, claims, mortgages, judgments, and other encumbrances of any kind, which is the whole and entire consideration for the premises hereunder.

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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

April 21

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

Notary Public for Oregon

My commission expires: 3-17-81

STATE OF OREGON, County of \_\_\_\_\_

19\_\_\_\_

Personally appeared \_\_\_\_\_

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 \_\_\_\_\_

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:

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

Donald E. and Muriel A. Johnson  
2633 Midland Road  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John E. and Debora A. Johnson  
2633 Midland Road  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James J. Spindor  
136 North Third Street, Suite B  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

JOHN E. AND DEBORA A. JOHNSON  
2633 Midland Road  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

APR 21 PM 3 54

KNOW ALL MEN BY THESE PRESENTS THAT DONALD E. JOHNSON and MURIEL A. JOHNSON, Husband and Wife, for the consideration hereinafter stated, to Grantor paid by JOHN E. JOHNSON and MURIEL A. JOHNSON, Husband and Wife, the sum of \$25,000.00 and convey unto the said Grantee and Grantee's heirs, successors and assigns, the certain lot, piece, parcel, and appurtenances therein belonging or in anywise connected with the same, situated in the County of Klamath, State of Oregon, described as follows: to-wit:

All that certain real property more particularly described on Exhibit "A" which is attached hereto and by this reference made a part hereof.

And Grantor hereby warrants to and with said Grantee and Grantee's heirs, successors and assigns, that the said premises are free from all liens, mortgages, judgments, claims, taxes, assessments, and other encumbrances, except those claiming under the above described easements and demands of all persons whatsoever, except those claiming under the above described easements. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00. In testimony whereof, Grantor has hereunto set their hands and seals, and the seal of said County, at Klamath Falls, Oregon, this 1st day of April, 1928.

Witness my hand and seal of office, this 1st day of April, 1928, at Klamath Falls, Oregon.

Notary Public for Oregon

STATE OF OREGON, County of Klamath

Personally appeared \_\_\_\_\_, who being duly sworn, depose and say that the contents of the foregoing instrument are true and correct, and that the said instrument was signed and sealed in full belief and voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Klamath

I certify that the within instrument was recorded for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1928, at \_\_\_\_\_ o'clock P.M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ of the \_\_\_\_\_

Record of Deeds of said County.

Witness my hand and seal of County Office

Recording Officer

Deputy

By \_\_\_\_\_

Don E. Johnson and Muriel A. Johnson

2023 Millard Road

Klamath Falls, Oregon 97601

John E. Johnson and Muriel A. Johnson

2023 Millard Road

Klamath Falls, Oregon 97601

James J. Spindler

The North Third Quarter, Section 2

Klamath Falls, Oregon 97601

That a change is required in the above instrument be sent to the following address:

JOHN E. AND MURIEL A. JOHNSON

2023 Millard Road

Klamath Falls, Oregon 97601

## DESCRIPTION

## PARCEL 1:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" square iron pin marking the SW corner of Falcon Heights School property and the Easterly right of way line of Washburn Way, from which the SW corner of said Section 34 bears the following two bearings and distances: South 89° 54' 58" West 30.00 feet, South 00° 10' 55" East 1480.58 feet more or less, thence from said point of beginning North 89° 54' 58" East 290.00 feet to a 5/8" iron pin, thence South 00° 10' 55" East 150.21 feet to a 5/8" iron pin, thence South 89° 54' 58" West 290.00 feet to a 5/8" iron pin on the Easterly right of way line of said Washburn Way, thence North 00° 10' 55" West along the Easterly right of way of said Washburn Way 150.21 feet to the point of beginning.

## PARCEL 2:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 34 and the SE $\frac{1}{4}$  of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly right of way line of Washburn Way from which the SW corner of said Section 34 bears the following two bearings and distances: South 89° 54' 58" West 30.00 feet, South 00° 10' 55" East 1330.37 feet more or less, thence from said point of beginning North 89° 54' 58" East 290.00 feet to a 5/8" iron pin, thence South 00° 10' 55" East 422.40 feet, thence South 89° 54' 58" West 371.52 feet to a point on the Easterly right of way line of said Washburn Way, said point also being on a 602.96 feet radius curve, from which the radius point bears North 60° 02' 32" West 602.96 feet, thence along the Easterly right of way line of said Washburn Way and along the arc of a 602.96 feet radius curve to the left (Delta=30° 03' 23", Long Chord=North 14° 53' 16" East 313.53 feet) 317.18 feet to a 5/8" iron pin, thence continuing along the Easterly right of way line of said Washburn Way North 00° 10' 55" West 119.51 feet to the point of beginning.

## PARCEL 3:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 34, and the SE $\frac{1}{4}$  of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 33 and the Northerly right of way line of Midland Road, from which the Southeast corner of said Section 33 bears South 00° 10' 55" East 30.00 feet, thence from said point of beginning, South 89° 57' 30" West along the Northerly right of way line of said Midland Road 260.80 feet to the Easterly right of way line of Washburn Way, thence Northerly along the Easterly right of way line of said Washburn Way, the following five bearings and distances: North 00° 10' 55" West, 409.74 feet, thence along the arc of a 542.96 feet radius curve to the right (Delta=36° 38' 00" Chord=North 18° 08' 05" East 341.27 feet) 347.15 feet, thence North 36° 27' 05" East 108.01 feet to a 5/8" iron pin, thence along the arc of a 602.96 feet radius curve to the left (Delta=36° 38' 00" Chord=North 18° 08' 05" East 378.98 feet) 385.52 feet to a 5/8"

(continued)

DESCRIPTION  
(continued)

iron pin, thence North  $00^{\circ} 10' 55''$  West 119.51 feet to a  $5/8$ " iron pin, thence leaving said Easterly right of way line of said Washburn Way, North  $89^{\circ} 54' 58''$  East 290.00 feet to a  $5/8$ " iron pin, thence South  $00^{\circ} 10' 55''$  East 871.21 feet to a  $5/8$ " iron pin, thence South  $89^{\circ} 54' 58''$  West 203.00 feet to a  $5/8$ " iron pin, thence South  $00^{\circ} 10' 55''$  East 429.16 feet to the Northerly right of way line of Midland Road, thence South  $89^{\circ} 54' 58''$  West along the Northerly right of way line of said Midland Road 117.00 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 34 and the SE $\frac{1}{4}$  of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a  $5/8$ " iron pin on the Easterly right of way line of Washburn Way from which the SW corner of said Section 34 bears the following two bearings and distances: South  $89^{\circ} 54' 58''$  West 30.00 feet, South  $00^{\circ} 10' 55''$  East 1330.37 feet more or less, thence from said point of beginning North  $89^{\circ} 54' 58''$  East 290.00 feet to a  $5/8$ " iron pin, thence South  $00^{\circ} 10' 55''$  East 422.40 feet, thence South  $89^{\circ} 54' 58''$  West 371.52 feet to a point on the Easterly right of way line of said Washburn Way, said point also being on a 602.96 feet radius curve, from which the radius point bears North  $60^{\circ} 02' 32''$  West 602.96 feet, thence along the Easterly right of way line of said Washburn Way and along the arc of a 602.96 feet radius curve to the left (Delta= $30^{\circ} 08' 23''$ , Long Chord=North  $14^{\circ} 53' 16''$  East 313.53 feet) 317.18 feet to a  $5/8$ " iron pin, thence continuing along the Easterly right of way line of said Washburn Way North  $00^{\circ} 10' 55''$  West 119.51 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of James Spindor  
 on 24th day of April A. D. 1978 at 3:54 o'clock P.M., an  
 duly recorded in Vol. 1178 of Deeds on Page 8001

Wm D. MILNE, County Clerk

*James Spindor*

Fee \$12.00