

1-1-74

48084

WARRANTY DEED

Vol. 1178 Page 9837



KNOW ALL MEN BY THESE PRESENTS, That Darrell H. Norsworthy and Susan F. Norsworthy hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carolyn J. Johnson, 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 96, MOYINA, in the County of Klamath, State of Oregon; Subject, however, to the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Heights Water District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : March 11, 1940
Recorded : April 5, 1940 Book: 128 Page: 267
In favor of : The California Oregon Power Company, a California Corporation.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Moyina.

(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 land, 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 \$ 40,000.00

~~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 11 day of May, 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)

Darrell H. Norsworthy
Darrell H. Norsworthy

Susan F. Norsworthy
Susan F. Norsworthy

STATE OF OREGON, }
County of Klamath } ss.
May 11, 19 78.

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 _____

_____ 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)

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

Shual A. Page
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 4/24/81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Kla. 1st Sed.
540 Main

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Carolyn Johnson
1439 N. E. Bellan
K. Falls

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of May, 19 78 at 10:31 o'clock A. M., and recorded in book 1178 on page 9837 or as file/reel number 48084

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Richard J. Ketch Deputy

Fee \$3.00