

1-1-74

52755

WARRANTY DEED

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Page

16930

KNOW ALL MEN BY THESE PRESENTS That DONALD G. BROWN and PENNY R. BROWN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by RILEY B. JOHNSON and JANICE 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:

Lots 14, 15 and 16 in Block 5 of LENOX ADDITION, Klamath County, Oregon.

(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 SUBJECT TO: Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,774.68

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 brackets, 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 27th day of August, 1976; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Donald G. Brown
Penny R. Brown

STATE OF OREGON,

County of Klamath

August 27, 1976

STATE OF OREGON, County of

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Personally appeared

who, being duly sworn,

each to himself and for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Donald G. Brown and Penny R. Brown

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

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.

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10/30/79

Notary Public for Oregon

My commission expires

Donald G. Brown
P. O. Box 1956
Klamath Falls, Oregon 97601

Riley B. Johnson
4231 Greensprings
Klamath Falls, Oregon 97601

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4231 Greensprings
Klamath Falls, Oregon 97601

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4231 Greensprings
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of August, 1976, at 10:51 o'clock A.M., and recorded in Book 1478 on page 16930 or as first/real number 52755. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By [Signature] Deputy

Fee \$3.00