

1-1-74

68236

WARRANTY DEED

Vol. 79 Page 12765

KNOW ALL MEN BY THESE PRESENTS, That Ronald Dean Johnson and Teresa Gay Johnson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Diane G. Taylor and Kermit Taylor, 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 the following described real property situate in Klamath County, Oregon:

A parcel of that tract of land recorded in Volume 281, Page 166 of Deed Records of Klamath County, Oregon, described therein as being situated in the NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: said parcel being more particularly described as follows:

Beginning at the southeast corner of the aforesaid tract of land which corner is marked with a steel axle representing the southeast corner of the NW 1/4 NW 1/4 of (continued on back)

(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 noted above or those apparent on the land, if any,

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 \$ 20,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 31 day of May, 1979; 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)

Ronald Dean Johnson
Teresa Gay Johnson

STATE OF OREGON,)
County of Klamath) ss.
May 31, 1979.

STATE OF OREGON, County of) ss.
Personally appeared)
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)

Personally appeared the above named Ronald Dean Johnson and Teresa Gay Johnson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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)
Notary Public for Oregon
My commission expires: 9-27-82

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Kermit Taylor
2947 Beverly Drive
Klamath Falls, Oregon

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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.

By: Officer
duty

said Section 34; thence S. 89°39' W. along the south boundary of said tract of land a distance of 366.84 feet; thence N. 0°19' W. a distance of 160.0 feet to the north boundary of that parcel of land recorded in Volume 335, Page 109, of Deed Records of Klamath County, Oregon; thence N. 2°31' W. 57.10 feet to an iron pipe marking the true point of beginning of this description; thence N. 40°10'30" E., 48.82 feet to an iron pipe; thence N. 52°35'30" E., 45.80 feet to an iron pipe; thence continuing N. 52°35'30" E. a distance of 37.77 feet, more or less, to the southwesterly boundary of that parcel of land recorded in Volume 335, Page 109 of Deed Records aforesaid; thence along said boundary N. 51°49' W. 15.27 feet, more or less, to an iron pipe marking a corner of said parcel of land; thence N. 43°53' E. along aforesaid boundary, a distance of 57.45 feet to an iron pipe marking a corner of that parcel of land recorded in Volume 311, Page 227, of Deed Records aforesaid; thence following along the boundary of said parcel of land N. 88°49' W., 178.3 feet and S. 0°41' E. 161.64 feet to an iron pipe; thence N. 68°46'30" E. a distance of 54.35 feet to the true point of beginning, containing 0.39 acres, more or less, and being subject to a 10 foot easement for road purposes along the last course and the first three courses of this description.

SAVING AND EXCEPTING: A tract of land situated in the NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of the said NW 1/4 NW 1/4 thence North 00°19' West 20 feet to a point on the Northerly right of way line of the County Road (Beverly Heights Road); thence continuing North 00°19' West 584.5 feet; thence South 43°53' West 347.95 feet to a pipe, being the true point of beginning of this description; thence North 88°49' West 50.00 feet; thence South 01°11' West 42.22 feet; thence South 88°49' East 11.04 feet to a pipe being the most Westerly point of that tract of land described in Deed Volume 208, page 353, shown as Parcel 1, as recorded in the Klamath County Deed Records; thence North 43°55' East 57.45 feet to the true point of beginning.

SUBJECT TO: Eastment for road purposes as disclosed by Warranty Deed from Pansy Valoura Johnson to Ronald Dean Johnson and Teresa Gay Johnson, dated April 25, 1972 and recorded April 25, 1972 in Microfilm Deed records M-72 on page 4401, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 1st day of June A. D. 1979 at 4:51 o'clock PM., and

duly recorded in Vol. 479, of Deeds on Page 12765

Wm D. MILNE, County Clerk

By Bernice H. Felsch

Fee \$6.00