

1-1-74

71345

WARRANTY DEED

Vol. 779 Page 17832

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE A. JOHANSON and MAXINE D. JOHANSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD C. EASTON and IRINA EASTON, husband and wife, 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 4 and 5, Block 18, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land. 2. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.

(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 hereinabove stated

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 \$ 8,500.00.

~~HOWEVER, THE ABOVE CONSIDERATION MAY BE PAID BY CHECK OR MONEY ORDER, IN WHICH CASE THE GRANTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE SAME TO THE GRANTEE. (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 23 day of September, 1976; 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)

Lawrence A. Johanson
Maxine D. Johanson

STATE OF OREGON,)
County of Klamath) ss.
September 23, 1976

STATE OF OREGON, County of _____) ss.
_____, 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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: Oregon

My commission expires 4-30-79

Notary Public for Oregon

My commission expires:

LAWRENCE A. JOHANSON and MAXINE D. JOHANSON, husband and wife,

GRANTOR'S NAME AND ADDRESS

RONALD C. EASTON and IRINA EASTON husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Easton
1200 Washington Street
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of July, 1979, at 3:24 o'clock P.M., and recorded in book M79 on page 17832 or as file/reel number 71345, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha J. Smith Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

279 JUL 26 PM 3 24