

73026

MAC 8080

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Einar L. Johnson and Janice H. Johnson as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wendell A. Thompson, Jr. and Dolores M. Thompson, 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:

The West half of Lot 1 in Block 3, Winema Peninsula, Unit No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

- Reservations and restrictions as contained in dedicated plat, to wit: "(1) No highway access permitted to Lot 1, Block 1, and Lot 8, Block 2; (2) A 50 foot building set back line along the Williamson River-Chiloquin Highway; (3) A 20 foot building set back line on the front of all lots as shown on the annexed plat; (4) All easements and reservations of record."

- Subject to a 20 foot building setback from streets, as shown on the annexed plat. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) dedicated plat. 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 \$ 6,750.00

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 23rd day of August, 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)

Einar L. Johnson

Janice H. Johnson

STATE OF CALIFORNIA

COUNTY OF DEL NORTE ss.

On this 23rd day of August, 1979, in the year one thousand nine hundred and 79 before me, Pamela J. Ferguson, a Notary Public, State of California, duly commissioned and sworn, personally appeared Einar L. Johnson and Janice H. Johnson

known to me to be the person s... whose name s... subscribed to the within instrument and acknowledged to me that s... executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Del Norte the day and year in this certificate first above written.

Pamela J. Ferguson
Notary Public, State of California

My commission expires June 9, 1980

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Cowdery's Form No. 32—Acknowledgement—General (C. C. Sec. 1190a)

221 Lakeview Dr.
Crescent City, Calif. 95531
GRANTOR'S NAME AND ADDRESS

Wendell and Dolores Thompson
P.O. Box 637
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Wendell A. & Dolores Thompson
P.O. Box 637
Chiloquin, Ore. 97624
NAME, ADDRESS, ZIP

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

Wendell & Dolores Thompson
P.O. Box 376
Chiloquin, Ore. 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of August, 1979, at 11:36 o'clock A.M., and recorded in book M79 on page 20442 or as file/reel number 73026.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By [Signature] Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE