

## WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. JOHNSON and KATHLEEN H. JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GUY and PICKI DOUGHERTY, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 16, Block 2, TPACT NO. 1021, WILLIAMSON PIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson Piver Knoll Subdivision and North of the Williamson River.

SUBJECT, however, to the following:

1. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water.

(continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$ 6,000.00.

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 @, if not applicable, should be deleted. See ORS 93.636.)

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

CALIFORNIA  
STATE OF OREGON

County of NAPA  
JUNE 10, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn,

Personally appeared the above named STEVEN R. JOHNSON AND KATHLEEN H. JOHNSON, 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 acknowledged the foregoing instrument to be \_\_\_\_\_ 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)

Before me:  
Joan E. Kinney  
Notary Public for Oregon  
My commission expires OCT. 4, 1982

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Steven P. & Kathleen H. Johnson  
2324 Yajome St.  
Napa, CA 94558  
GRANTOR'S NAME AND ADDRESS

Guy & Picki Dougherty  
1224 Delwood St.  
Vallejo, CA 94590  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Guy & Picki Dougherty  
1224 Delwood St.  
Vallejo, CA 94590  
NAME, ADDRESS, ZIP

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

Guy & Picki Dougherty  
1224 Delwood St.  
Vallejo, CA 94590  
NAME, ADDRESS, ZIP

STATE OF OREGON.

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/tee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

(continued from other side)

2. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, page 589, Records of Klamath County, Oregon:  
 "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for rail-roads and pipe lines and for any other easements or rights of way of record. All subsurface rights except water are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath Enrollees."
3. Reservations and restrictions as contained in plat dedication, to wit:  
 "1. Building setback lines as shown on the annexed plat. 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities with any fences or plantings to be placed thereon at the lot owners risk. 3. One foot street plugs and reserve strip as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the County Sanitarian. 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1. 6. Any existing roads not shown on the annexed plat are hereby vacated. 7. Any Deed restrictions or covenants that are on file in the Klamath County Clerk's office. 8. All easements and reservations of record."
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded August 17, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

COUNTY OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_

this 23rd day of June, A. D. 1980 at 5:56 clock P. M., and duly recorded in Vol. M80, of Deeds on Page 11486

W. D. MILNE, County Clerk

By Berntha H. Detoch

Fee \$7.00