

93126

WARRANTY DEED

Vol. 1780 Page 23115

KNOW ALL MEN BY THESE PRESENTS, That EARL A. COLLINS and RUBY I. COLLINS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILKIE W. JOHNSON, 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:

Lot 1 in Block 7 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; Reservations contained in deed from C.C. Lewis et ux., to John B. Franks et ux., recorded on page 315 of Vol. 130 of Deed records of Klamath County.

(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

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 \$ 14,500.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS §3.030.)

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 20th day of August, 1974; 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)

STATE OF OREGON, }
County of Klamath } ss.
20th August, 19 74.

Personally appeared the above named Earl A. Collins and Ruby I. Collins

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

Before me: *Edgar J. Hodgett*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 6/20/77

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) Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wilkie W. Johnson
4205 Bryant
City
NAME, ADDRESS, ZIP

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

Same
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 November, 19 80, at 4:00 o'clock PM., and recorded in book M-80 on page 23115 or as file/reel number 93126

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne - Co. Clerk
By Jacqueline M. Milne Recording Officer
Deputy

Fee \$3.50