

1-1-74

2932

WARRANTY DEED

Vol. 781 Page 14017

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. ANDERSON and CLAIR M. ANDERSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. JOHNSON and JEAN L. JOHNSON, 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:

Lot 4, Block 8, Tract 1039, Yonna Woods

SUBJECT TO: Easements, restrictions and rights of way of record and those apparent on the land.

(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 \$ 7,000.00

~~However, the above consideration consists of no other property or value except as recited which is the whole consideration and to which no other property or value is added or included.~~

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 20 day of May, 1981; 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.



OFFICIAL SEAL
MICHELE HICE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 17, 1982

Richard A. Anderson
Richard A. Anderson
Clair M. Anderson
Clair M. Anderson

STATE OF OREGON } ss.
County of May 20, 1981

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named RICHARD ANDERSON

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

Before me:

(OFFICIAL SEAL)

Michele Hice
Notary Public for Oregon, California
My commission expires: 6/17/83

On this 25th day of May, 1981, personally appeared the above-named Clair M. Anderson and acknowledged the foregoing instrument to be her voluntary act and deed.

Georgia M. Quinn
NOTARY PUBLIC FOR OREGON
My commission expires: 5/2/84

Richard A. and Clair M. Anderson
P. O. Box 782
Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Richard M. and Jean L. Johnson
215 Essex Way
Benicia, California 94510

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff, Attys at Law
228 North 7th
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Richard M. and Jean L. Johnson
215 Essex Way
Benicia, California 94510

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of August, 1981, at 9:18 o'clock A. M., and recorded in book/reel/volume No. M81 on page 14017 or as document/fee/file/instrument/microfilm No. 2932, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE
Bernetha J. Hetch Deputy

Fee \$3.50