

21290

T/A No. M-38-25674-4
WARRANTY DEED (INDIVIDUAL)Vol. M83 Page 3729

DONALD L. JOHNSON and JUDITH A. JOHNSON, husband and wife

RAY ESQUEDA and BILLIE JO ROGER, as tenants in common

of Klamath, State of Oregon, described as: all that real property situated in the CountyLot 3 in Block 3 of TRACT 1035, GATEWOOD, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907, Book 22, page 479, Klamath County, Oregon.
2. Reservations set forth in Deed recorded June 26, 1940 in Book 130 at page 191, Deed records of Klamath County, Oregon.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Gatewood.
4. Trust Deed, including the terms and provisions thereof, recorded October 19, 1973, in Book M73 at page 14094, Mortgage Records, Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 70,000.00 *Dated this 23 day of February, 19 83.X Donald L. Johnson
Donald L. JohnsonX Judith A. Johnson
Judith A. JohnsonWASHINGTON
STATE OF OREGON, County of Joseph ss.Donald L. Johnson and Judith A. Johnson, 19 83 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Jean Hallard
Notary Public for Oregon Washington
My commission expires: October 6, 1983

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Taxes:

Mr. Ray Esqueda
Ms. Billie Jo Roger
4901 Gracie Court
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of March, 1983 at 11:08 o'clock A M. and recorded in book M83 on page 3729 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN, KLAMATH COUNTY CLERK

Title

By Bernetha A. Letcher Deputy

\$4.00