

1-1-74

22661

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 483 Page 6074

KNOW ALL MEN BY THESE PRESENTS, That VANDY F. HOVANEC and MADELYNNE H. HOVANEC

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RAY JOHNSON and ADRIAANTJE JOHNSON, 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 20 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described on Exhibit "A" on reverse.

(CONTINUED ON REVERSE)

(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

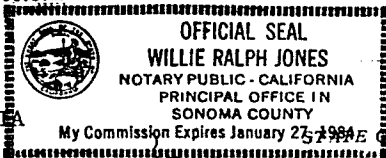
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,500.00. 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 12th day of April, 1983; 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 Sonoma
April 12, 1983

My Commission Expires January 25, 1984 OF OREGON, County of

Personally appeared

Personally appeared the above named
Vandy F. Hovanec
Madelynne H. Hovanec

and acknowledged the foregoing instrument to be their

Before me: Willie Ralph Jones

(OFFICIAL SEAL)

Notary Public for Oregon California
My commission expires Jan. 27, 1984

Notary Public for Oregon
My commission expires:

Vandy F. Hovanec
Vandy F. Hovanec

Madelynne H. Hovanec
Madelynne H. Hovanec

STATE OF OREGON,

County of

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 of as document fee file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Deputy

Vandy F. & Madelynne H. Hovanec
33 Walnut Circle
Rohnert Park, CA 94928
GRANTOR'S NAME AND ADDRESS

Ray & Adriaantje Johnson
432 N. Mariposa
Burbank, CA 91506
GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate
P.O. Box 376
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Ray & Adriaantje Johnson
432 N. Mariposa
Burbank, CA 91506
NAME, ADDRESS, ZIP

83 APR 20 PM 2 40

6075

EXHIBIT "A"

DESCRIPTION

Lot 20 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 1981-1982 WITH the following:

An undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Parcel 1: Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence along the North line of said Section, North 89° 42' 15" East 400 feet; thence South 67.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 31' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 374.92 feet to the point of beginning.

Parcel 2: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 41° 50' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

SUBJECT, HOWEVER, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained on the plat and in the dedication of Woodland Park.
3. Rights of the public and of governmental bodies in and to any portion lying below the mean high water mark of the Williamson River.
4. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in Volume M66, page 10198, for electrical transmission in favor of Pacific Power & Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 20 day of April A.D. 19 83 at 2:04 o'clock P
duly recorded in Vol. M83, of Deeds on 6074

fee 8.00

By EVELYN BIEHN, County