

25247

TIA # M-38-26075
WARRANTY DEED (INDIVIDUAL)

Vol. 1185 Page 10335

WILLIAM P. MILLER and D. JEAN MILLER, as tenants by the entirety
hereinafter called grantor, convey(s) to
LOREN D. JOHNSTON and ROSALYN S. JOHNSTON, husband and wife
all that real property situated in the County

Klamath, State of Oregon, described as:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 34 South, Range 8
East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Those contained in Exhibit "A" attached hereto

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 \$ 49,000.00

Dated this 28th day of June, 19 83.

William P. Miller
William P. Miller
D. Jean Miller
D. Jean Miller

STATE OF OREGON, County of Klamath) ss.

June 28, 19 83 personally appeared the above named
William P. Miller and D. Jean Miller and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barbara P. Addington
Notary Public for Oregon
My commission expires: 3-22-85

- * 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)

William P. Miller
D. Jean Miller

TO

Loren D. Johnston
Rosalyn S. Johnston

After Recording Return to:

Mr & Mrs. Loren D. Johnston
14561 Flanner St.
La Puente, Calif.

STATE OF OREGON,)

) ss.

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 _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

EXHIBIT "A"

Attached to Warranty Deed: William P. Miller and
D. Jean Miller

TO

Loren D. Johnston and
Roselyn S. Johnston

1. Right of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a Maine Corporation, by Ragnar L. Carlson and Lila Geneva Carlson, husband and wife, by an instrument dated July 17, 1961, recorded November 9, 1961, in Deed Volume 33 at page 549, Records of Klamath County, Oregon.

2. Rights of the public in and to any portion of said premises lying within the limits or roads and highways.

3. An easement created by instrument, including the terms and provisions thereof,

Dated : October 29, 1968
Recorded : September 17, 1970 Book: M-70 Page: 8222
In favor of : Adjoining property owners
For : A 60 foot wide roadway for joint use

4. An easement created by instrument, including the terms and provisions thereof,

Dated : March 31, 1978
Recorded : May 4, 1978 Book: M-78 Page: 9023
In favor of : Pacific Power & Light Company
For : Transmission and distribution of electricity
over a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$

5. An easement created by instrument, including the terms and provisions thereof,

Dated : July ____, 1978
Recorded : November 17, 1978 Book: M-78 Page: 26095
In favor of : Pacific Power & Light Company
Over : The North 8 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 30th day of June A. D. 19 83 at 3:32 o'clock P M., and
duly recorded in Vol. 30th of June on Page 10335

By Evelyn Biehn, County Clerk
Fee \$8.00