

1-1-74

33656

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edward A. Sammel and Patricia W. Sammel, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael R. 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: That part of the S 1/2 N 1/2 SW 1/4 lying Easterly and Northerly of the Sprague River and Southwesterly of the Chiloquin-Sprague River Highway in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

- 1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
- 2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
- 3. Land Status Report, including the terms and provisions thereof, recorded November 5, 1958 in Volume 306, page 13, Deed Records of Klamath County, Oregon.

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 16 day of January, 1976; 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.

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(If executed by a corporation, affix corporate seal)

Edward A. Sammel
Edward A. Sammel
Patricia W. Sammel
Patricia W. Sammel

STATE OF OREGON, CALIFORNIA)
County of Santa Clara) ss.
January 16, 1976

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.

Personally appeared the above named Edward A. Sammel and Patricia W. Sammel

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

Before me:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

OFFICIAL SEAL
NANCY K. BURGER
Notary Public for Oregon
SANTA CLARA COUNTY
My Commission Expires June 29, 1978

GRANTOR'S NAME AND ADDRESS
MICHAEL R. JOHNSON
7924 FITZROY ST.
ALEXANDRIA, VA. 22309

GRANTEE'S NAME AND ADDRESS
MICHAEL R. JOHNSON
7924 FITZROY ST.
ALEXANDRIA, VA. 22309

Until a change is requested all tax statements shall be sent to the following address.
MICHAEL R. JOHNSON
7924 FITZROY ST.
ALEXANDRIA, VA. 22309

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of February, 1984, at 1:00 o'clock P.M., and recorded in book 1184 on page 2568 or as file/reel number 33656, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bichan, County Clerk
Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$4.00

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