

38609

Vol. ^m 84 Page 11595

BARGAIN AND SALE DEED

JOSEPH E. JOHNSON and EVELYN M. JOHNSON, husband and wife, Grantors, hereby convey to JOSEPH E. JOHNSON and EVELYN M. JOHNSON, husband and wife as equal tenants in common and not as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Parcel #1: Lot 1, Block 1, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, also known as 2033 Herbert Street, Klamath Falls, Oregon.

Parcel #2: The East one-half of the Northeast quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 32, Township 39 South, Range 9 East of the Willamette Meridian;

EXCEPTING that portion deeded to United States of America by deeds recorded on page 438 of Volume 37 and on page 488 of Volume 97 of Deed Records of Klamath County, Oregon;

AND FURTHER EXCEPTING the portion of the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, which is described as follows:

Beginning at the Northeast corner of said Section 32, as marked by a 5/8" iron pin in a monument case; thence South on the East line of said Section 736.00 feet; thence S86°24'00"W along the center of a board fence 1320 feet, more or less to a point on the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence Northerly 809 feet, more or less, to the Northwest corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence Easterly 1317 feet, more or less, to the point of beginning, containing 23.36 acres, more or less.

SUBJECT TO: Regulations of Klamath Irrigation District; rights of the public in and to any portion of the above described premises lying within the limits of roads and highways; an easement created by instrument, including the terms and provisions thereof, dated September 3, 1941, recorded September 12, 1941 in Book: 141 at Page: 76, in favor of the California Oregon Power Company; and an easement created by instrument, including the terms and provisions thereof, dated March 20, 1950, recorded April 27, 1950 in Book: 238 at Page: 406, in favor of The California Oregon Power Company, for installation of a down guy and down guy anchor immediately adjacent to North-South Highway right of way.

Unless a change is requested, all tax statements should be sent to Joseph E. Johnson and Evelyn M. Johnson, 5629 South Sixth Street, Klamath Falls, Oregon 97603.

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The above-described property has been held by the Grantors as tenants by the entirety. It is the intention of the Grantors by this Deed to sever their tenancy by the entirety with respect to the above-described property, and to convey that property to the Grantees as equal tenants in common without right of survivorship.

The true consideration for this conveyance is \$0.00.

DATED this 6th day of March, 1984.
June

GRANTORS:

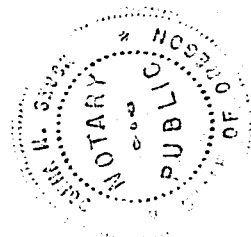
Joseph E. Johnson
Joseph E. Johnson

Evelyn M. Johnson
Evelyn M. Johnson

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was subscribed and sworn to before me on the 6th day of March, 1984, by JOSEPH E. JOHNSON and EVELYN M. JOHNSON, as Grantors. June

Dorothy M. Shuck
Notary Public for Oregon
My Commission Expires: 1-24-86



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 10th day of July A.D. 19 84 at 1:22 o'clock P M., and
duly recorded in Vol. M84, of Deeds on Page 11585

Return to:
FROHNMEYER, DEATHERAGE,
DESCHWEINITZ, PRATT & JAMIESON
ATTORNEYS AT LAW
39 SOUTH CENTRAL AVENUE
POST OFFICE BOX 1726
MEDFORD, OREGON 97501

EVELYN BIEHN, County Clerk
By Bernetha A. Deloach

attn Mr Jamison

Fee: \$8.00