

39414

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **ROBERT C. JOHNSON AND PATRICIA A. JOHNSON, DBA, Tara Enterprises**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **HAROLD LEON BERRY AND NILA EARLENE BERRY, husband and wife**, 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:

Lot 5, Block 2, Tract 1218, Dodds Hollow Estate, County of Klamath, State of Oregon.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 1983 taxes and items of record commonly accepted and common to the area

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 \$ **39,200.00**

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 **23** day of **July**, 19 **84**, 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)

STATE OF OREGON, )  
County of **Klamath** ) ss.  
**July 23**, 19 **84**.

Personally appeared the above named  
**Robert C. Johnson and Patricia A. Johnson**

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

Before me:

Notary Public for Oregon

My commission expires: **7-23-85**

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

**Tara Enterprises**  
**P. O. Box 1917**  
**Klamath Falls, OR. 97601**

GRANTOR'S NAME AND ADDRESS

**Harold L. Berry**  
**2135 Vine Street**  
**Klamath Falls, OR. 97601**

GRANTEE'S NAME AND ADDRESS

**Harold L. Berry**  
**2135 Vine St.**  
**Klamath Falls, OR. 97601**

NAME, ADDRESS, ZIP

After recording return to:

**Harold L. Berry**  
**2135 Vine St.**  
**Klamath Falls, OR. 97601**

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

**Harold L. Berry**  
**2135 Vine Street**  
**Klamath Falls, OR. 97601**

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of **Klamath** ) ss.

I certify that the within instrument was received for record on the **31** day of **July**, 19 **84** at **2:04** o'clock **P.** M., and recorded in book/reel/volume No. **M84** on page **12967** or as document/fee/file/instrument/microfilm No. **39414**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

**Evelyn Biehn**, County Clerk

NAME

TITLE

By **Pam Smith** Deputy

Fee: \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE