

44044

WARRANTY DEED

Vol. M84 Page 20772

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM L. ST. JOHN and LOIS L. ST. JOHN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PETER ALAN JOHNSON

hereafter 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:

Beginning at a point on the southerly line of Lot 24 of HUNTERDALE, which is 100 feet East of the most Westerly corner thereof; thence Easterly along the southerly line of said Lot 24 a distance of 33 feet; thence North 33° 37' East a distance of 100.03 feet; thence North 43° 30' West a distance of 33 feet to the Northeast corner of that parcel of land conveyed to L. E. McDowell, et al., by deed dated February 11, 1964, and recorded March 10, 1964, in Volume 31, page 10, Deed Records of Klamath County, Oregon; thence South 33° 37' West a distance of 100.03 feet, more or less, to the place of beginning.

24 DEC 12 PM 1 34

MOUNTAIN TITLE COMPANY INC.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. Buyer should check with the appropriate city or county planning department to verify proposed use." (Continuation on the reverse side of deed.)

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 stated on the reverse side 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 encumbrance.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$00.

~~However, the actual consideration of any interest therein shall be determined by the parties thereto and shall be indicated on the reverse side of this deed.~~ 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 10 day of December, 1984; 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)

WILLIAM L. ST. JOHN

LOIS L. ST. JOHN

STATE OF OREGON, County of

) ss.

STATE OF OREGON,

County of Klamath
December 10th, 1984

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

Personally appeared the above named
WILLIAM L. ST. JOHN and LOIS L.
ST. JOHN

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

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

William L. St. John & Lois L. St. John

GRANTOR'S NAME AND ADDRESS

Peter Johnson
5251 Walton
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS 2 P

Until a change is requested of the statements shall be sent to the following address

SAME AS GRANTEE

NAME ADDRESS 2 P

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 or as file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 9, 1977

Recorded: December 12, 1977

Volume: 277, Page 24032, Microfilm Records of Klamath County, Oregon

Amount: \$26,950.00

Grantor: Scott M. Watters and Theresa J. Watters, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank of Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 12th day of December, A.D. 19 77

at 1:34 P.M. and duly

recorded in Vol. 277, Page 24032

ago 20773

EVELYN BIEHN, County Clerk

By *[Signature]* Deem

Fee 2.00