

1-1-74

45109

WARRANTY DEED

VOL. M85 Page 916

KNOW ALL MEN BY THESE PRESENTS, That MARION A. JOHNSTON and ARLETTA B. JOHNSTON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAURICE A. CHAPPELL and JENNIE L. CHAPPELL, husband and wife, 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: The West one-half of Lot 3 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way & easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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 above set forth

granor 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 \$ 26,500.00

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 24 day of September, 1974; 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)

Marion A. Johnston
Arletta B. Johnston

STATE OF OREGON,

County of Klamath ss.
September 24, 1974

Personally appeared the above named MARION A. JOHNSTON and ARLETTA B. JOHNSTON, husband & wife,

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires 8-12-77

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Marion A. & Arletta B. Johnston
Route 3, Box 360
Klamath Falls, Oregon

Maurice A. & Jennie L. Chappel

After recording return to:

Mr. & Mrs. Maurice Chappel
3514 Greengrass Dr
Klamath Falls, OR 97601

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

Maurice A. & Jennie L. Chappel

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of January, 1985, at 4:02 o'clock P.M., and recorded in book M85 on page 916 or as file/reel number 45109

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$5.00