

OA 49206

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KNOW ALL MEN BY THESE PRESENTS, That Dale L. Johnson and Claudia Johnson

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Dale L. Johnson, Theo Johnson and Ruby L. 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 39 S. R. 8, E. W. M.,
more particularly described as follows:

Beginning at a point which lies S. 1 deg. 18' W. along the forty line a distance
of 420.15 feet from the iron pin marking the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence
continuing S. 1 deg. 18' W. a distance of 112.75 feet to a point; thence East a
distance of 386.42 feet to a point; thence North a distance of 112.7 feet to a point;
thence West a distance of 383.86 feet, more or less, to the point of beginning. LESS
AND EXCEPTING the West 30 feet thereof lying within the right-of-way of Orindale
Road. Subject, however, to the following: 1 Right of way granted by Frank W. Beard
and Myrtle E. Beard, husband and wife, to California Oregon Power Co. by instrument
dated March 20, 1926, recorded March 25, 1926 in Vol. 69 page 401, 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 above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

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

However, the actual consideration consists of or includes other property or value given or promised which is
part of the whole consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 28 day of May, 1985.

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.

Dale L. Johnson
Claudia Johnson

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named Dale L. Johnson & Claudia

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

Before me: Pam Smith

Notary Public for Oregon

My commission expires 10-8-88

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale L. Johnson
3433 Orindale
Klamath Falls Or 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
29th day of May, 1985,
at 9:41 o'clock A.M., and recorded
in book/reel/volume No. 1185 on
page 7863 or as document/fee/file/
instrument/microfilm No. 49206,
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: \$5.00

105 MAY 29 AM 9 41

CH 3.00