

WARRANTY DEED (Individual or Corporate)

49484

WILLIAM CLYDE JOHNSTON and REBECCA ANN JOHNSTON

KC TC

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for the consideration hereinafter stated, to grantor paid by BRIAN A. WALSH, hereinafter called the grantor, 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 Thirty One (31), Block Six (6) WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION

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.

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 easements, restrictions and declarations of record including but not limited to the following:

SEE ATTACHED EXHIBIT "A"

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 \$2,500.00. (1) However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (1) (The sentence between the symbols (1), 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 30 day of May 1985 by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane

May 30 1985

Personally appeared the above named William Clyde Johnston and Rebecca Ann Johnston

STATE OF OREGON, County of

Personally appeared

each for himself and not one for the other, did say that the former is the and that the latter is the who, being duly sworn, 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 9/13/87

Grantees Address c/o Pape Brothers

Notary Public for Oregon

My commission expires

2300 Henderson Eugene, Oregon 97401

(OFFICIAL SEAL)

WESTERN PIONEER TITLE CO., of Lane County

1985 JUN 5 PM 2 44

EXHIBIT A

8329

Lot 31 Block 6, Wagon Trail Ranch, Klamath County, Oregon.

- (1) Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded in Volume M 72, Page 9766 and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch recorded in Volume M 75, page 8741, Deed records of Klamath County, Oregon.
- (2) Easements as shown on the official plat.
- (3) Grantee accepts title to the above described property with the understanding and representation that under applicable Department of Environmental Quality standards effective as of this date, no subsurface sewage disposal system may be installed on the described real property and, therefore, no improvements requiring such a system may be constructed on said property. Grantee will hold Grantor harmless from any liability associated with such restrictions or approvals.

Return to:
Western Pioneer Title
P.O. Box 10146
Eugene, Oregon 97440

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 5th day of June A.D. 19 85
at 2:44 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00