

WARRANTY DEED

51183

MTG-1517216

ROY E. JOHNSON and GLADYS L. JOHNSON,

KNOW ALL MEN BY THESE PRESENTS, That ROY E. JOHNSON and GLADYS L. JOHNSON, hereinafter called husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON CHAMBERLAIN and LOIS CHAMBERLAIN, 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:

Lots 15 and 16 in Block 1, LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 14,000.00

However, the actual consideration consists of or includes other property or value given or promised with 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 12th day of July, 1985;
if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

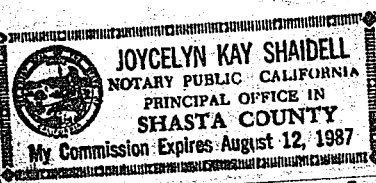
Roy E. Johnson
ROY E. JOHNSON
Gladys L. Johnson
GLADYS L. JOHNSON

(If executed by a corporation, affix corporate seal)

State of California)
County of Shasta) ss.

On this 12 day of July in the year 1985,
before me,
the undersigned Notary Public, State of California, duly commissioned and sworn, personally appeared Roy E. Johnson
Gladys L. Johnson
() personally known to me, (Y) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument and acknowledged that they executed it

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Joycelyn Kay Shaidell
Notary Public, State of California

Roy E. Johnson & Gladys L. Johnson
405 Buckeye Terrace
Redding, CA 96001
GRANTOR'S NAME AND ADDRESS

Don & Lois Chamberlain
3741 Butte St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

11338
- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. City Lien in favor of the City of Klamath Falls,
Improvement Unit: 51
Card: 203
Docketed: December 21, 1983
Original Amount: \$1,463.91
Unpaid Balance: \$1,366.31

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described City Lien and Grantees will further hold the Grantors harmless therefrom.

3. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. The effect of Ordinance No. 6359 annexing certain territory to the City of Klamath Falls, recorded October 16, 1981, in Volume M81, page 18164, Microfilm Records of Klamath County, Oregon and recorded November 3, 1981, in Volume M81, page 19136, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 85 at 2:44 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 11337

FEE \$9.00

Evelyn Biehn County Clerk
By [Signature]