

60424

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES W. JOHNSON AND LU ANN JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SIERRA CONSTRUCTION, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 29, Block 30, Fourth Addition to Nimrod River Park, in the County of Klamath, State of 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

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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,500.00

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). (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 7th day of April, 1986; 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.

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.

James W. Johnson
Lu Ann Johnson

STATE OF OREGON, NEBRASKA

County of BOY BUTTE

APRIL 7, 1986

Personally appeared the above named

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

Before me

Mark S. Miller

Notary Public for Oregon

My commission expires: 1-19-89

STATE OF OREGON, County of Klamath ss.

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

a corporation, 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Mr. and Mrs. James W. Johnson
607 Platte Street,
Alliance, Nebraska 69301
GRANTOR'S NAME AND ADDRESS

Sierra Construction
438 Sycamore Rd.
Santa Monica, California 90402
GRANTEE'S NAME AND ADDRESS

After recording return to:

-Sierra Construction,
-438 Sycamore Rd.,
-Santa Monica, Calif. 90402
NAME, ADDRESS, ZIP

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

-Sierra Construction,
-438 Sycamore Rd.
-Santa Monica, Calif. 90402
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of April, 1986, at 3:58 o'clock P.M., and recorded in book/reel/volume No. M86 on page 6626 or as fee/file/instrument/microfilm/reception No. 60424, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pamela Smith Deputy

Fee: \$10.00