

OK

66962

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VIVIEN E. JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE D. SMITH and CYNTHIA L. JENSEN, as tenants in common and not as joint tenants, 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:

Lots 20 and 21, Block 3, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ -0-.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>Ⓢ</sup> (The sentence between the symbols<sup>Ⓢ</sup>, 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 9th day of October, 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Vivien E. Johnson*  
 VIVIEN E. JOHNSON

STATE OF OREGON,

County of KLAMATH  
OCTOBER 9, 1986

} ss.

Personally appeared the above named  
VIVIEN E. JOHNSON

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-24-89STATE 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 \_\_\_\_\_, 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)

VIVIEN E. JOHNSON  
4555 Sue Drive  
Klamath Falls, OR 97603  
 GRANTOR'S NAME AND ADDRESS

DALE D. & CYNTHIA L. JENSEN  
1517 Gary St.  
Klamath Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. Hoots, Attorney  
2261 S. 6th St., Suite 2  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

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

Dale D. & Cynthia L. Jensen  
1517 Gary St.  
Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of October, 1986, at 8:33 o'clock A. M., and recorded in book/reel/volume No. 18514 on page 18514 or as fee/tile/instrument/microfilm/reception No. 66962, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.  
 NAME TITLE

By Sam Smith Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee: \$10.00

33  
 AM 8  
 OCT 19 1986

10  
 09