

69586

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Thomas Donelan
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert C. Johnson
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:

The South $\frac{1}{2}$ of Government Lot 2, Section 30, Township 40 South, Range 12 East, of the Willamette Meridian, in the County of Klamath, State of Oregon.

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

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 \$ 3,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is 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 17 day of December, 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.

STATE OF OREGON,

County of Klamath } ss.
December 17, 1986

Personally appeared the above named
Thomas Donelan

and acknowledged the foregoing instrument to be his

(OFFICIAL SEAL)

Before me:

Cheryl McKeever
NOTARY PUBLIC-OREGON
My commission expires: 1-21-90

Thomas Donelan
5641 Miller Ave.
Klamath Falls, OR. 97601
GRANTOR'S NAME AND ADDRESS

Robert C. Johnson
P. O. Box 1917
Klamath Falls, OR. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee

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

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____

Personally appeared _____, 19____

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, 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: _____
Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of December, 1986, at 9:09 o'clock A. M., and recorded in book/reel/volume No. M86 on page 23580 or as fee/file/instrument/microfilm/reception No. 69586, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME

By Ann Smith Deputy
TITLE

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE