

73333

WARRANTY DEED
MTC-1596-1031 Vol. M87

KNOW ALL MEN BY THESE PRESENTS, That

Peter Allen Johnson
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peter Allen Johnson and Deana Darlene Johnson, husband and wife, 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:
Beginning at a point on the Southerly line of Lot 2A of Homedale, which point is 93.8 feet East of the most Westerly corner thereof: thence Easterly along the Southerly line of said Lot 2A a distance of 80 feet; thence North 33° 37' East a distance of 129.03 feet; thence North 43° 30' West a distance of 80 feet to the Northeast corner of that parcel of land conveyed to C. E. McClellan, et ux, by deed dated February 21, 1959, and recorded March 10, 1959, in volume 318, page 423, Deed Records of Klamath County, Oregon; thence South 33° 37' West a distance of 129.03 feet, more or less to the place of beginning.

MOUNTAIN TITLE COMPANY

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.

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 those of record and those apparent upon the land, if any, as of the date of this deed.
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 \$love and consideration. 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 10th day of April, 19 87;
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.
Peter Allen Johnson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
April 10, 19 87.
Personally appeared the above named

Peter Allen Johnson
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristi L. Ladd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 ____
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 _____

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:

Notary Public for Oregon
My commission expires:

Peter Allen Johnson

GRANTOR'S NAME AND ADDRESS
Peter Allen & Deana Darlene Johnson
5215 Walton Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
Peter Allen Johnson
5251 Walton Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

After recording return to:
Peter Allen Johnson
5251 Walton Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
No change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of April, 19 87, at 1:27 o'clock P. M., and recorded in book M87 on page 6057 or as file/reel number 73333.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Fee: \$10.00 By [Signature] Deputy