

MOUNTAIN TITLE COMPANY

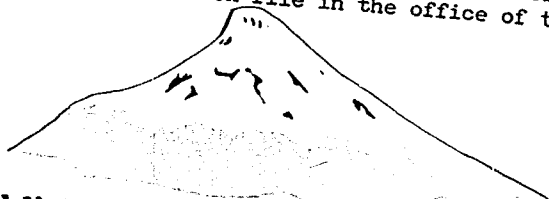
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WARRANTY DEED

Vol. M87 Page 14247

KNOW ALL MEN BY THESE PRESENTS, That CHARLES ANTHONY JOHNSON, JR. and ADELA BEATRICE NICKLES, each as to an undivided 1/2 interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CONRAD W. KRUMM and LESLIE M. KRUMM, 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:

The South 85 feet of Lot 519, Block 102, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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"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 all 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 \$25,000.00

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 August, 1987; 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.

(If executed by a corporation, affix corporate seal)

Charles Anthony Johnson Jr.
CHARLES ANTHONY JOHNSON, JR.

Adela Beatrice Nickles
ADELA BEATRICE NICKLES

STATE OF OREGON,
County of Klamath } ss.
1-3, 1987

STATE OF OREGON, County of Klamath } ss.
1987

Personally appeared the above named
CHARLES ANTHONY JOHNSON, JR. and
ADELA BEATRICE NICKLES

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

CHARLES ANTHONY JOHNSON, JR. et al
4330 Sycamore
Klamath Falls, OR 97603

CONRAD W. KRUMM and LESLIE M. KRUMM
9534 Wheatland Avenue
Sunland, CA 91040

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 Klamath } ss.

I certify that the within instrument was received for record on the 7th day of August, 1987 at 4:21 o'clock P.M., and recorded in book M87 on page 14247 or as file/reel number 77900 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00

By [Signature] Recording Officer
Deputy