

## MOUNTAIN TITLE COMPANY

78219

MTC-12403K

WARRANTY DEED

Vol. 14779 Page 14779

KNOW ALL MEN BY THESE PRESENTS, That RANDY D. BOCCHI and SUZANNE BOCCHI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN P. JOHNSON and GLORIA M. 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, recorded on June 30, 1986, in Volume M36, page 11343, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the Grantees herein agree to assume and pay in full.

## 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 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 \$ 115,280.00. However the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated 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 14th 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)

RANDY D. BOCCHI

SUZANNE BOCCHI

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss. August 14, 1987

Personally appeared the above named RANDY D. BOCCHI and SUZANNE BOCCHI

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

RANDY D. BOCCHI and SUZANNE BOCCHI  
1620 Madison

Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

MARTIN P. JOHNSON and GLORIA M. JOHNSON  
P.O. Box 456  
Marina, CA 93933  
GRANTEE'S NAME AND ADDRESS

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, ss.

County of

I certify that the within instrument was received for record on the day of 1987, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

MOUNTAIN TITLE COMPANY



14780

## DESCRIPTION SHEET

The E1/2 of TRACT 67 of FAIR ACRES SUBDIVISION NO. 1, EXCEPTING THEREFROM the South 263.2 feet thereof. ALSO a tract of land in TRACT 68 of FAIR ACRES SUBDIVISION NO. 1 in the SE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 30 feet and North 0 degrees 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0 degrees 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom, a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 301.0 feet to an iron pin which is on the West line of Tract 68, Fair Acres Subdivision No. 1; thence South 0 degrees 11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 131.6 feet to an iron pin; thence East parallel to the South line of said Section 35 a distance of 301.0 feet, more or less to the point of beginning.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Company  
on this 17th day of August A.D., 19 87  
at 3:22 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 14779  
Evelyn Biehn, County Clerk  
By Ann Smith Deputy.

Fee, \$14.00