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12043

FORM No. 033—WARRANTY DEED (Individual or Corporate).

WARRANTY DEED

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89772

Gerald E. Johnson and Jean A.

KNOW ALL MEN BY THESE PRESENTS, That
Johnson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. Craig Merhoff, and Martha B. Merhoff, 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:

PARCEL 1: The South 225 feet of the N $\frac{1}{2}$ of Government Lot 5 in the NW $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: An undivided 1/3rd interest in and to the South 450 feet of the N $\frac{1}{2}$ of Government Lot 5 in the NW $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING therefrom the South 225 feet of the N $\frac{1}{2}$ of Government Lot 5 in the NW $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian.

There is an easement for access road and utilities, as revealed by certain Joint Easement Agreement, dated October 9, 1978, recorded October 12, 1978, in Volume M78 page 22913, Deed records 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

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 \$ 208,000.00. 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 28th day of July, 1988; 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.

STATE OF OREGON,

County of Klamath

July 28, 1988

Personally appeared the above named
Gerald E. Johnson and
Jean A. Johnson

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/89

STATE OF OREGON, County of

Personally appeared

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)

Gerald E. & Jean A. Johnson
2850 Daggett
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

G. Craig & Martha B. Merhoff
1419 Sunset Ridge Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of July, 1988, at 1:13 o'clock P.M. and recorded in book/reel/volume No. M88 on page 12043 or as fee/file/instrument/microfilm/reception No. 89772. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

NAME

TITLE

By Evelyn Mullins, Deputy

Fee \$8.00