

90730

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert V. Johnston

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert V. Johnston AND Lieselotte Johnston, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lots 67 and 68, BALSIGER TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Easement from Balsiger Motor Company, a corporation, to The California Oregon Power Company, a corporation, dated November 5, 1946, recorded November 18, 1946, in Deed Volume 198, Page 408, records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Balsiger Tracts.

(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 \$ 6.00. 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 26th day of August, 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, ss. Personally appeared Robert V. Johnston, 1988.

STATE OF OREGON, County of \_\_\_\_\_, ss. Personally appeared \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon April 1, 1990 My commission expires:

Notary Public for Oregon My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS:  
GRANTEE'S NAME AND ADDRESS:  
According to return to:  
Robert V. AND Lieselotte Johnston  
P.O. Box 6021  
SISTERS, OR 97759  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 26th day of Aug., 1988, at 11:08 o'clock A.M., and recorded in book/reel/volume No. M88 on page 13805 or as fee/file/instrument/microfilm/reception No. 90730, Record of Deeds of said county. Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk  
NAME: TITLE:  
By Caroline M. Mohlenate Deputy

Fee \$8.00

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