

OK

97391

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Dale W. Ring

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Wilfred A. Johnson

, 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 2: A portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and Block 1-A, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of the Williams Addition to the City of Klamath Falls, Oregon, which is 7.67 feet South 89° 20' East along the North line of Block 1-A from the northwesterly corner thereof, and running thence North 31° 51' East 131.04 feet to a point which is on the Westerly line of Pacific Terrace in Hot Springs Addition to the City of Klamath Falls, Oregon; thence South 20° 55' East along the Westerly line of Pacific Terrace 61.2 feet to a point; thence South 41° 20' West a distance of 73 feet to a point on the boundary between Hot Springs and Williams Addition; thence continuing South 41° 20' West a distance of 20.89 feet to a point along the Northeasterly line of Alameda Street, thence North 66° 05' West along said line of Alameda Street 33.45 feet; thence North 31° 51' East 3.06 feet to the point of beginning.

(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; the purpose of this deed is to transfer a partner's interest in the partnership property the sole owner, Wilfred A. Johnson.

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 \$

① 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). ② (The sentence between the symbols ①, 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 day of 19; 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,) ss.

County of Klamath

January 7, 1989

Personally appeared the above named

DALE W. RING

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 1/7/92

STATE OF OREGON, County of) ss.

19

Personally appeared 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

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:

Notary Public for Oregon

My commission expires: 5/21/92

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

DALE W. RING

GRANTOR'S NAME AND ADDRESS

WILFRED A. JOHNSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILFRED A. JOHNSON

3697 Madison

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

WILFRED A. JOHNSON

3697 Madison

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Feb., 1989, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M89 on page 3258 or as fee/file/instrument/microfilm/reception No. 97391, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mulvaney Deputy

Fee \$8.00

89 FEB 22 PM 3 51

800