

This Indenture Witnesseth, THAT BERNICE O. WARNER,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto MORGAN T. JOHNSON and MARY H. JOHNSON, husband and wife; and WILLIAM F. SCOTT and GAYLE J. SCOTT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of Lot 10 and a portion of Lot 11 in Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof; said portion of Lot 11 more fully described as follows: Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32°50' Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3°35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 feet Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Morgan T. Johnson and Mary H. Johnson as tenants by the entirety as to an undivided one-half interest, and unto the said William F. Scott and Gayle J. Scott as tenants by the entirety as to an undivided one-half interest.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees. And the said grantor do es hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she ha s hereunto set her hand and seal this 2nd day of January, 19 76 .

*Bernice O. Warner* (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named Bernice O. Warner, January 2, 19.76.

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

Before me:

*William F. Scott*  
Notary Public for Oregon.

My commission expires Oct 2, 1978

After recording return to:

William F. & Gayle Scott  
1920 Auburn  
Klamath Falls OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

No Change  
1920 Auburn  
Klamath Falls, Oregon 97601

From the Office of  
GANONG & SISEMORE  
538 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of Oct, 1976, at 8:44 o'clock A. M., and recorded in book M89 on page 19985 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By Dorlene Mullendore

Fee \$8.00

Deputy

44  
8  
20  
89 OCT 20