

11731

MTC #23106-DN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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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 and grantee's heirs, successors and assigns, the 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

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 and 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 \$ 64,000.00

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 26 day of February, 19 90, 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.

Wilfred A. Johnson
Wilfred A. Johnson

STATE OF OREGON,
County of Klamath)
February 26th, 19 90) ss.

Personally appeared the above named
Wilfred A. Johnson

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

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 4/30/97
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of _____) ss.
Personally appeared _____

_____ and
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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wilfred A. Johnson
3697 Madison
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
James & Josephine Barrett
P.O. Box 768
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS

James & Josephine Barrett
P.O. Box 768
Lakeview, OR 97630

NAME, ADDRESS, ZIP

James & Josephine Barrett
P.O. Box 768
Lakeview, OR 97630

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was
received for record on the _____
day of _____, 19 _____

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.

By _____ Recording Officer
Deputy

Beginning at a point on the North line of WILLIAMS ADDITION to the City of Klamath Falls, Oregon, which is 7.67 feet South 89 degrees 20' East along the North line of Block 1-A from the most Northwesterly corner thereof, and running thence North 31 degrees 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 degrees 55' East along the Westerly line of Pacific Terrace 61.2 feet to a point; thence South 41 degrees 20' West a distance of 73 feet to a point on the boundary between HOT SPRINGS and WILLIAMS ADDITIONS; thence continuing South 41 degrees 20' West a distance of 20.89 feet to a point on the Northeastly line of Alameda Street; thence North 66 degrees 05' West along said line of Alameda Street 33.45 feet; thence North 31 degrees 51' East 3.06 feet to the point of beginning, said tract being portions of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and Block 1-A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon.

Tax Account No. 3809 028CD 05800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of Feb A.D., 19 90 at 1:01 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 3624

FEE \$33.00

Evelyn Biehn - County Clerk
By Pauline Mullender