

12996

WARRANTY DEED

Vol. m90 Page 5868KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

JOSEPH E. JOHNSON AND GRETCHEN G. JOHNSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGINIA FALKOWSKI AND EDNA M. FALKOWSKI NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF \*, 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:

Lot 21 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account NO. 41-3909-10DA-1800

Key No. 544913

## \*SURVIVORSHIP \*

"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 those of record and apparent to the land

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 \$ 42,800.00. ~~However, if a substantial consideration is paid for the property, the grantor must state the amount of the consideration in the body of the instrument (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 30th day of March, 1990; 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.

Joseph E. Johnson  
Joseph E. Johnson

Gretchen G. Johnson  
Gretchen G. Johnson  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
, 19 \_\_\_\_.

STATE OF OREGON,  
County of Klamath ss.  
March 30, 1990.

Personally appeared the above named  
Joseph E. Johnson and  
Gretchen G. Johnson  
and acknowledged the foregoing instrument  
to be their voluntary act and deed.

David J. Chandler  
Before me:  
Notary Public for Oregon  
My commission expires: 7-1-90

Joseph E. & Gretchen G. Johnson  
3319 Dayton Ave.  
Klamath Falls Or. 97603

Virginia & Edna M. Falkowski  
3325 Altamont Ave.  
Klamath Falls Or. 97603

Klamath Trust Federal S & L  
530 Main St  
Klamath Falls Or. 97601

None as above

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 \_\_\_\_\_,  
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: \_\_\_\_\_

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was  
received for record on the 30th  
day of March, 1990,  
at 4:05 o'clock P.M., and recorded  
in book M90 on page 5868 or as  
file/reel number 12996,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullender, Deputy

Fee \$28.00