

18556

WARRANTY DEED
MTC 24035-K

KNOW ALL MEN BY THESE PRESENTS, That

Henry Byers

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

Don R. Johnsonhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

PARCEL 1: Government Lot 1, Section 9, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Klamath County Tax Account #3711-00900-00100.

PARCEL 2: S 1/2 NW 1/4 NE 1/4 of Section 9, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Klamath County Tax Account #3711-00900-00300.

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 as of the date of this deed

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 \$ **30,500.00**

However, the consideration herein stated is not to be construed as a limitation of the amount of consideration actually paid, but as a statement of the consideration paid for the purpose of this deed.

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 **25th** day of **July**, 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.

STATE OF OREGON,

County of **Klamath**, ss.

Personally appeared the above named

Henry Byers**Henry Byers**

and acknowledged the foregoing instrument to be **their** voluntary act and deed.

Before me,

Notary Public for Oregon

My commission expires: **11/16/91**

STATE OF OREGON, County of _____, ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

Henry Byers &**P.O. Box 5188****Klamath Falls, OR 97601**

GRANTOR'S NAME AND ADDRESS

Don R. Johnson &**P.O. Box 66****Riddle, OR 97469**

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of **Klamath**I certify that the within instrument was received for record on the **7th** day of **Aug.**, 19 **90**,at **8:30** o'clock **A.M.**, and recordedin book **M90** on page **15696** or asfile/reel number **18556**,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By **Debra M. Mendenhall** Deputy

Fee \$28.00