

ASPER 36591

1-1-74

32421

## WARRANTY DEED

M91 Page 14606

KNOW ALL MEN BY THESE PRESENTS, That MYRTLE A. JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIP R. GUERRERO

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:

Tract 79 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record, & those apparent on 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 \$ 19,000.00

~~Howsoever the same may be hereafter claimed, asserted, or otherwise, the grantor hereby covenants to defend, maintain, and keep the same clear, quiet, and free from all such claims, demands, and encumbrances, and to pay the same, if and when the same shall become due and payable.~~

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 September, 19 77, 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.

(If executed by a corporation, affix corporate seal)

Myrtle A. Johnson  
MYRTLE A. JOHNSON

STATE OF OREGON, )  
County of Klamath ) ss.  
September 30, 19 77.

Personally appeared the above named

MYRTLE A. JOHNSON

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/19/78

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

MYRTLE A. JOHNSON  
4725 Climax  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

KIP R. GUERRERO  
3949 Shasta Way, Apt. 3  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

KIP R. GUERRERO  
3941 MACK AVENUE  
KLAMATH FALLS OR 97603  
NAME, ADDRESS, ZIP

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

KIP R. GUERRERO

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of July, 19 91, at 10:47 o'clock A M., and recorded in book M91 on page 14606 or as file, reel number 32421, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pauline Muelin* Deputy

Fee \$28.00