

85412

MOUNTAIN TITLE COMPANY

Vol. 94 Page 24110

MTC 32310-115
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

DONALD A. EASTLICK and DIQUITA J. EASTLICK

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

ROBERT B. JOHNSTON and JOSEPHINE A. JOHNSTON, husband and wife, hereinafter 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:

SEE EXHIBIT A 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those apparent upon the land, if any, as 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 \$ 52,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/

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 28th day of August, 1994; 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. 8/3, 1994

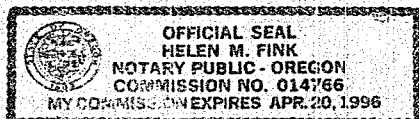
Personally appeared the above named

DONALD A. EASTLICK

DIQUITA J. EASTLICK

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:

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)

DONALD A. EASTLICK and DIQUITA J. EASTLICK

PO Box 10121
Eugene, OR 97440-2121

GRANTOR'S NAME AND ADDRESS

ROBERT B. JOHNSTON and JOSEPHINE A. JOHNSTON

2071 GETTLE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBERT B. JOHNSTON and JOSEPHINE A. JOHNSTON

2071 GETTLE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

ROBERT B. JOHNSTON and JOSEPHINE A. JOHNSTON

2017 GETTLE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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

MOUNTAIN TITLE COMPANY

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is North 88 degrees 57' East 330.02 feet from the Southwest corner of said SE1/4 NW1/4; thence, North 0 degrees 35' West 888.80 feet along the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section to a point, which is the true point of beginning of this description; thence continuing North 0 degrees 35' West along said East line a distance of 75 feet; thence South 89 degrees 25' West a distance of 135 feet to a point; thence South 0 degrees 35' East a distance of 75 feet; thence North 89 degrees 25' East 135 feet to the point of beginning, being a part of said E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day
of Aug A.D., 19 94 at 2:47 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 24110.

FEE \$35.00

Evelyn Biehn -County Clerk

By

Pauline Mulendore