

1-1-74

10824

WARRANTY DEED

Vol. m95 Page 34616KNOW ALL MEN BY THESE PRESENTS, That Michael Johnson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Carroll and Donna Carroll, 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:

Lot 22 Block 19 of Sprague River Valley Acres, as per Plat recorded in the office of the Klamath County Recorder. 1.52 acres m/1
APN: R-3613-006C0-02900

(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

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 \$4750.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 28th day of November, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by or of its board of directors.

(If executed by a corporation, affix corporate seal)

Michael Johnson
Michael Johnson

STATE OF ~~OREGON~~ California } ss.
County of Los Angeles
November 28, 1995

Personally appeared the above named Michael Johnson

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

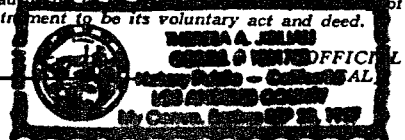
Before me: Theresa A. Johnson
(OFFICIAL SEAL) Notary Public for California
My commission expires: 9/29/1997

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 that they acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____



MICHAEL JOHNSON
P.O. BOX 3076
CULVER CITY, CA 90230
GRANTOR'S NAME AND ADDRESS

JOHN & DONNA CARROLL
1214 Crystal Lane
Burlington, WA 98233-2402
GRANTEE'S NAME AND ADDRESS

After recording return to:
JOHN & DONNA CARROLL
1214 Crystal Lane
Burlington, WA 98233-2402
NAME, ADDRESS, ZIP

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

JOHN & DONNA CARROLL
1214 Crystal Lane
Burlington, WA 98233-2402
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of Dec, 1995, at 11:35 o'clock A.M., and recorded in book M95 on page 34616 or as file/reel number 10824, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
By Debbie M. Mendenhall Deputy

Fee \$30.00