

36748

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michael Johnson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kaye Mazella Jr. and Francis Mazella, 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 17 Block 17 of Sprague River Valley Acres, as per Plat recorded in the office of the Klamath County Recorder. 4.95 acres m/l  
APN: R-3613-005B0-01500

97 APR 28 P2:35

(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

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (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 16th day of April, 1997; 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.

Michael Johnson  
Michael Johnson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Los Angeles } ss.  
April 16, 1997

Personally appeared the above named Michael Johnson

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

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of } ss.  
1997

Personally appeared and who, being duly sworn, each for Maxwell and not one for the other, did say that the former is the President and that the latter is the secretary of

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 their voluntary act and deed.

Notary Public for Oregon  
My commission expires:

TERESA A. JOHAN (OFFICIAL SEAL)  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires SEP 29, 1997

MICHAEL JOHNSON  
P.O. BOX 3076  
CULVER CITY, CA 90230  
GRANTOR'S NAME AND ADDRESS  
KAYE & FRANCIS MAZELLA  
6664 Kingman Tr.  
Tallahassee, FL 32308  
GRANTEE'S NAME AND ADDRESS  
KAYE & FRANCIS MAZELLA  
6664 Kingman Tr.  
Tallahassee, FL 32308  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
KAYE & FRANCIS MAZELLA  
6664 Kingman Tr.  
Tallahassee, FL 32308  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of April, 1997, at 2:35 o'clock P.M., and recorded in book 497 on page 12793 or ss file/rec'd number 36748.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer  
By K. Lett Deputy

Fee: \$30.00