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53319

PAUL ROBERT KINDSVATER

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STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address  
WILFRED AND JIMMIE JOHNSON  
4170 ADELAIDE AVE. APT. A  
KLAMATH FALLS, OR 97601

Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
GRANTEE

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
GRANTEE

MTC 43410-LW

By \_\_\_\_\_

Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PAUL ROBERT KINDSVATER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILFRED A. JOHNSON AND JIMMIE L. JOHNSON AKA JIMMIE LOU JOHNSON, HUSBAND AND WIFE hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART OF THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state): THOSE OF RECORD

grantor will warrant and forever defend the 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 \$ TO FULFILL CONTRACT. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 12 day of JANUARY, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

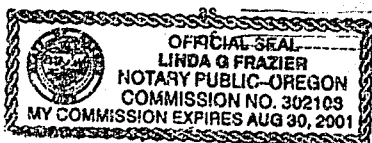
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Paul Robert Kindsvater  
PAUL ROBERT KINDSVATER

STATE OF OREGON, County of Linn ) ss.

This instrument was acknowledged before me on January 12, 1998, by PAUL ROBERT KINDSVATER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_



Linda G. Frazier  
Notary Public for Oregon  
My commission expires 08-30-2001

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a 3 degree 55' curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said 3 degree 55' curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South 89 degrees 20' East a distance of 7.67 feet, more or less, to a point; thence North 31 degrees 51' East (along what would be a radial line to the above mentioned 3 degree 55' curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South 89 degrees 20' East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South 31 degrees 51' West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North 66 degrees 05' West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 18th day  
of February A.D., 19 98 at 3:40 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 5219

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross