

1-1-74

61592

WARRANTY DEED

Vol. M98 Page 23925



KNOW ALL MEN BY THESE PRESENTS, That Michael Johnson

hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by Margaret Prior and James Prior, 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 13 Block 11 of Sprague River Valley Acres, as per Plat recorded in the office of the County Recorder of said County. 1.52 acres m/l

APN: R-3612-001BC-03100

98 JUL -7 P3:06

(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 \$3250.00

Ⓞ 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. Sec 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 10th day of June, 1998; 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)

Michael Johnson  
Michael Johnson

STATE OF ~~OREGON~~ California )  
County of Los Angeles ) ss.  
June 10, 1998, 19\_\_

Personally appeared the above named  
Michael Johnson

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

Before me:  
(OFFICIAL SEAL) [Signature]  
Notary Public for California  
My commission expires: 9/29/2001

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 as their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) [Signature]  
Notary Public for California  
My commission expires: 9/29/2001

Michael Johnson  
P.O. Box 3076  
Culver City, CA 90230  
GRANTOR'S NAME AND ADDRESS

Margaret & James Prior  
142 S. Leaf Ave.  
Covina, CA 91722  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Grantee - same as above

NAME, ADDRESS, ZIP

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

Grantee - same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 7th day of July, 19 98, at 3:06 o'clock P.M., and recorded in book M98 on page 23925 or as file/reel number 61592, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer  
By Kathleen Ross Deputy

Fee: \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE

30