

OK

63336

WARRANTY DEED

Vol. 198 Page 27175

KNOW ALL MEN BY THESE PRESENTS, That Robert C. Johnson, DBA Tara Enterprises

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Herden and Allen J. Herden, as Joint Tenants, with right of survivorship, 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 and appurtenances belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4 and 5, Block 1, Tract 1218, Dodds Hollow Estates, in the County of Klamath, State of Oregon.

JUL 24 11:05 '98

(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 except items of record commonly accepted and common to the area.

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 \$61,817.70

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6 day of May, 1992; 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.

Robert C. Johnson

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.

STATE OF ARIZONA } ss. County of Mohave } May 6, 1992

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

Personally appeared the above named Robert C. Johnson

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

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 to be its voluntary act and deed.

Before me: Notary Public for ARIZONA commission expires: 2/6/94

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Robert C. Johnson P. O. Box 2270 Lake Havasu City, AZ. 86405 GRANTOR'S NAME AND ADDRESS

David & Allen Herden P. O. Box 305 Midland, OR. 97634 GRANTEE'S NAME AND ADDRESS

After recording return to: Grantee - David & Allen Herden P. O. Box 307 Merrill, OR 97633 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of July, 1992, at 1:05 o'clock P.M., and recorded in book/reel/volume No. 198 on page 27175 or as fee/file/instrument/microfilm/reception No. 63336, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk. NAME TITLE

By Kathleen Rose Deputy

Fee: \$30.00

SPACE RESERVED FOR RECORDER'S USE