

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT FRANK C. CANO HEREIN CALLED GRANTOR, IN CONSIDERATION OF FIVE THOUSAND AND NO/100 DOLLARS TO HIM PAID, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY TO LYNN W. JOHNSTON AND LA VAUGHN C. JOHNSTON, HUSBAND AND WIFE, HEREIN CALLED "GRANTEES", THEIR HEIRS AND ASSIGNS FOREVER, THE FOLLOWING-DESCRIBED PREMISES, SITUATED IN KLAMATH COUNTY, STATE OF OREGON:

THOSE TWO PORTIONS OF LAND IN THE SW1/4NE1/4, SE1/4NW1/4 AND NE1/4SW1/4, SECTION 30, TOWNSHIP 39 S., R. 9 E.W.M., BOUNDED AND DESCRIBED, RESPECTIVELY, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE KLAMATH FALLS-WEED STATE HIGHWAY IN THE NE1/4SW1/4, SECTION 30, TOWNSHIP 39 S., R. 9 E.W.M., WHICH POINT OF BEGINNING IS NORTH 1,320.0 FEET; SOUTH 89°44' W, ALONG THE SOUTH LINE OF SAID NE1/4SW1/4, SECTION 30, A DISTANCE OF 1,015.0 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY, AND NORTH 36°34' E, ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 607.6 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTIONS 30 AND 31 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 53°26' W, 357.7 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTH 33°36' E, ALONG SAID RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 570.7 FEET; THENCE SOUTH 53°26' E, 386.9 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE SOUTH 36°34' W, ALONG SAID HIGHWAY RIGHT OF WAY LINE 570 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE NE1/4SW1/4, SECTION 30, TOWNSHIP 39 S., R. 9 E.W.M.

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE KLAMATH FALLS-WEED STATE HIGHWAY IN THE NE1/4SW 1/4 OF

1 SECTION 30, TOWNSHIP 39 S., R. 9 E.W.M., WHICH POINT OF BEGIN-
2 NING IS NORTH 1,320.0 FEET; SOUTH 89° 44' W., ALONG THE SOUTH
3 LINE OF THE NE1/4SW1/4, SECTION 30, TO THE NORTHWESTERLY RIGHT
4 OF WAY LINE OF SAID HIGHWAY, AND NORTH 36° 34' E., ALONG SAID
5 RIGHT OF WAY LINE, A DISTANCE OF 1,177.6 FEET FROM THE ONE-
6 QUARTER CORNER COMMON TO SECTIONS 30 AND 31 OF SAID TOWNSHIP
7 AND RANGE; THENCE NORTH 53° 26' W., 386.9 FEET, MORE OR LESS,
8 TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC
9 RAILROAD; THENCE NORTH 33° 38' E., ALONG SAID RAILROAD RIGHT OF
10 WAY LINE, A DISTANCE OF 542.7 FEET; THENCE SOUTH 52° 26' E., 414
11 .6 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY LINE
12 OF SAID HIGHWAY; THENCE SOUTH 56° 34' W., 542.0 FEET ALONG SAID
13 HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, BEING A
14 PORTION OF THE SE1/4NW1/4 AND NE1/4SW1/4, SECTION 30, TOWNSHIP
15 39 S., R. 9 E.W.M.

16
17 SUBJECT TO: (1) 1976-77 TAXES;
18 (2) ACREAGE AND USE LIMITATIONS UNDER PROVISIONS OF THE UNITED
19 STATES STATUTES AND REGULATIONS ISSUED THEREUNDER, LIENS AND
20 ASSESSMENTS OF KLAMATH PROJECT AND KLAMATH IRRIGATION DISTRICT
21 AND REGULATIONS, CONTRACTS, EASEMENTS AND WATER AND IRRIGATION
22 RIGHTS IN CONNECTION THEREWITH,
23 (3) AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
24 BETWEEN DOMENICA SCALA, ET UX, AND HARRY F. ROSS, ET UX, DATED
25 AUGUST 16, 1951, RECORDED AUGUST 16, 1951, IN VOLUME 249, PAGE
26 201, DEED OF RECORDS OF KLAMATH COUNTY, STATE OF OREGON,
27 TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES
28 HEREUNTO BELONGING OR APPERTAINING, AND ALL ESTATE, RIGHT,
29 TITLE AND INTEREST IN AND TO THE SAME.

30 TO HAVE AND TO HOLD SAID PREMISES UNTO GRANTEES, THEIR
31 HEIRS AND ASSIGNS FOREVER. SAID GRANTOR DOES COVENANT TO AND
32 WITH SAID GRANTEES, THEIR HEIRS AND ASSIGNS, THAT HE IS THE

14221

OWNER OF SAID PREMISES, BEING LAWFULLY SEIZED IN FEE SIMPLE THEREOF; THAT SAID PREMISES ARE FREE FROM ALL ENCUMBRANCES, EXCEPT AS STATED ABOVE; AND THAT HE AND HIS HEIRS AND REPRESENTATIVES WILL WARRANT AND DEFEND THE SAME FROM ALL LAWFUL CLAIMS WHATSOEVER.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$5,000.00.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 31 DAY OF AUGUST, 1976.

Frank C. Cano

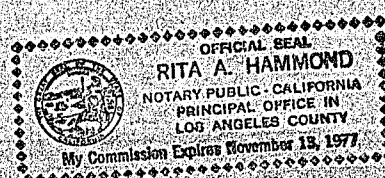
FRANK C. CANO

STATE OF CALIFORNIA } ---ss. August 31, 1976.
COUNTY OF LOS ANGELES }

PERSONALLY APPEARED THE ABOVE NAMED FRANK C. CANO KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED AS GRANTOR IN THE WITHIN DEED, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:

Rita A. Hammond
NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES 11-13-77



After recording return:
Law Offices - L. W. Johnston
9050 Telegraph, #103
Downey, California 90240

STATE OF OREGON,
County of Klamath
Filed for record at request of
L. W. Johnston

on this 10th day of September, 19 76
at 2:18 o'clock P. M., and duly
recorded in Vol. M76 of Deeds
page 14219

Wm D. MILNE, County Clerk

David M. Lane
Deputy
fee \$9.00

(WARRANTY DEED-PAGE 3)