

-WARRANTY DEED-

DONALD EUGENE JOHNSON and EDITH E. JOHNSON, husband and wife, Grantors, warrant and convey to TOMAS PEDERSEN and PARRELL PEDERSEN, husband and wife, Grantees, as to an undivided one-half interest, and THEODORE ABRAM and SUZANNE ABRAM, husband and wife, Grantees, as to an undivided one-half interest, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 1 and 3 in Block 115, BUENA VISTA 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

SUBJECT 100. That certain Trust Deed, including the terms and provisions thereof, given to secure the indebtedness with interest thereon, dated September 15, 1977, recorded September 18, 1977 in Volume M7 page 17320, Microfilm records of Klamath County, Oregon, wherein Donald Eugene Johnson and Edith E. Johnson, husband and wife, are Grantors, Transamerica Title Insurance Co. is Trustee, and First National Bank of Oregon is Beneficiary, which Trust Deed Grantees herein assume and agree to pay according to the terms thereof.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; sewer and water use charges, if any, due to the City of Klamath Falls; 1978-79 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Three Thousand and No/100ths (\$23,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 104 Washington Street, Klamath Falls, Ore.

DATED this 14th day of September, 1978.

Return to
address for taxes

Donald Eugene Johnson
Edith E. Johnson

STATE OF OREGON)
COUNTY OF Klamath)

is, Sept 14, 1978.

Personally appeared the above-named DONALD EUGENE JOHNSON and EDITH E. JOHNSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Judy Blubaugh
Notary Public for Oregon
My Commission expires: 8-23-81

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
4TH FINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of September, A.D., 1978, at 2:14 o'clock P. M., and duly recorded in Vol. 1478, of Deeds Page 20467.

FEE \$3.00

WM. D. MILNE, County Clerk
By Walter H. Hetch Deputy