

ROBERT B. JOHNSTON AND JOSEPHINE A. JOHNSTON,
husband and wife, hereinafter called grantor, convey(s) to
MICHAEL J. KEIFFER AND KIMBERLY RAE KEIFFER, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

That portion of Lot 11 Block 3 Second Addition to Altamont Acres, more
particularly described in legal description attached hereto and made a
part hereof shown on "Exhibit A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 37,657.29 .*

Dated this 25th day of January, 19 82.

X Robert B. Johnston
Robert B. Johnston

X Josephine A. Johnston
Josephine A. Johnston

STATE OF OREGON, County of Klamath) ss.

January 25, 19 82 personally appeared the above named
Robert B. Johnston and Josephine A. Johnston and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Donald Bert Hamilton
Notary Public for Oregon

My commission expires: 3/21/85

- * The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Robert B. Johnston and
Josephine A. Johnston

TO

Michael J. Keiffer and
Kimberly Rae Keiffer

After Recording Return to:

KFFSYL
540 MAIN

STATE OF OREGON,)

) ss.

County of)
I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
_____ Deputy

"Exhibit A"

A portion of Lot 11, Block 3, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod marking the intersection of the most Southerly corner of said Lot 11 and the West right of way line of Bisbee Street; thence North 61° 22' West along the North right of way line of the A-3 Lateral 294.12 feet to a 1/2" iron rod; thence South 89° 17' East a distance of 257.61 feet to a 1/2" iron rod on the West right of way line of Bisbee Street; thence South along said right of way line 137.71 feet to the point of beginning, with bearings based on Survey recorded May 10, 1978 in Book M-78 at page 9560, Microfilm Records.

SUBJECT TO:

1. Restrictions, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations as shown in deed from Manhattan Company, a corporation to Neal D. Lord, dated January 22, 1938, recorded January 27, 1938 in Book 114 at page 129, Deed Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 26, 1964
 Recorded : June 12, 1964 Book: 353 Page: 443
 In Favor Of : United States of America
 For : Glide plane surface and approach zone
6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$36,000.00
 Dated : July 18, 1980
 Recorded : July 18, 1980 Book: M-80 Page: 13450
 Trustor : Robert B. Johnston and Josephine A. Johnston, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association, a corporation.

The above Trust Deed was assigned by instrument
 Recorded : July 18, 1980 Book: M-80 Page: 13455
 To : Housing Division, Department of Commerce, State of Oregon.

WHICH GRANTEES HEREIN ASSUME AND AGREE TO PAY

AT : T/ OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

This 25 day of Jan. A.D. 19 82 at 3:45'clock PM., and
 duly recorded in Vol. M82, of Deeds on Page 1020

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McShane