

KNOW ALL MEN BY THESE PRESENTS, That WAYNE E. JOHNSON and DYANNE J. JOHNSON as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS ROSE and SUSAN ROSE, Husband and Wife 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:

See Reverse



MOUNTAIN TITLE COMPANY

"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."

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 covenants, conditions, restrictions, easements, those of record and apparent and that to the land as of the date of this deed 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 \$ 15,000.00. The whole of the above consideration is hereby acknowledged to be the full and true consideration for the above described premises and the grantor hereby covenants to defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 27th day of May, 1988; 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.

Wayne E. Johnson
Dyanne J. Johnson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.
May 27, 1988

Personally appeared _____, 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 to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 4-15-90

(OFFICIAL SEAL)

Johnson
P.O. Box 1404
Ronald, WA 98940

Rose
2320 Briarwood
Klamath Falls, OR 97601

After recording return to:

Rose
above address

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

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 _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

8651 A

LEGAL DESCRIPTION

The W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following two parcels of property:

PARCEL 1:

A parcel of land situate in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the W1/2 NE1/4 SW1/4; thence East along the South line of said W1/2 NE1/4 SW1/4, a distance of 274 feet to a point; thence North parallel with the West line of said W1/2 NE1/4 SW1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W1/2 NE1/4 SW1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in the W1/2 NE1/4 SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the W1/2 of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 8 East of the Willamette meridian, Klamath County, Oregon; thence South 89 degrees 49' 54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49' 54" East 57.47 feet; thence North 00 degrees 00' 13" East 660.10 feet; thence North 89 degrees 49' 54" West 331.61 feet; thence South 00 degrees 00' 31" East 445.51 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

Tax Account No.: 3908 001C0 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 88 at 3:39 o'clock P M., and duly recorded in Vol. 488
of Deed on Page 8651

FEE \$13.00

Evelyn Biehn
By Mary Moran County Clerk