



Aspen
TITLE & ESCROW, INC.

32256

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
CRAIG A. THOMAS

P.O. Box 205

Midland, OR 97634

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

BERKETT MAURICE AKA BURKETT M. JOHNSON hereinafter called
grantor, convey(s) to CRAIG A. THOMAS hereinafter called Grantee
all that real property situated in the County of Klamath, State
of Oregon, described as:

PARCEL 1: THE WEST 1/2 OF GOVERNMENT LOT 1 IN SECTION 17, TOWNSHIP 41
SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

PARCEL 2: A parcel of land situated in Government Lot 2, Section 17,
Township 41 South, Range 8 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, being further described
as follows:

Beginning at a 5/8 inch iron pin, which is the East 1/16 corner
on the South line of Section 17 and is the Southeast corner of
Government Lot 2 as shown on the Plat of Survey #3588 filed with
the Klamath County Surveyor; thence North 89 degrees 09' 35"
West on the South line of said Section 200.00 feet to a point;
thence leaving the South line of said Section, North 02 degrees
27' 28" East a distance of 998.46 feet to a point on the North
line of Government Lot 2; thence North 89 degrees 35' 20" East
on the North line of Government Lot 2 a distance of 200.17 feet
to a 5/8 inch iron pin at the Northeast corner of said Lot; thence
South 02 degrees 24' 28" West on the East line of said lot a
distance of 1002.84 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein
described premises lying within the boundaries of roads or
highways.

2. Easement as disclosed by instrument:
For: Road use agreement for transmission line right of way
Granted to: Pacific Power and Light Company, a corporation
Dated: May 24, 1962
Recorded: April 25, 1962 Book: 337 Page: 574
Affects: Sec. 17 & S 1/2 SW 1/4 NE 1/4 Section 6.

3. Right of way easement, including the terms and provisions
thereof, dated July 10, 1964, recorded July 22, 1964 in Book 354
at page 564, Deed Records, given to Pacific Power and Light
Company, a corporation for transmission of electricity.

The above instrument was corrected by instrument recorded
September 18, 1964 in Book 356 at page 244, Deed Records.
(Affects Lots 2, NW 1/4 NE 1/4, NE 1/4 NW 1/4 of Section jk117).

4. Easement as disclosed by instrument:
For: ingress and egress
Granted to: Cedile R. Johnson
Recorded: May 1, 1981 Book: M-81 Page: 7741
Continued on next page

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Affects: Government Lots 1 and 2
Re-recorded: July 27, 1981 Book: M-81 Page: 13328

5. Easement as disclosed by instrument:
For: ingress and egress
Granted to: Burkett M. Johnson and Myrtle E. Johnson
Recorded: May 1, 1981 Book: M-81 Page: 7741 Fee: 2484
Re-recorded: July 27, 1981 Book: M-81 Page: 13329 Fee #: 99057
Affects: Government Lot 12A

6. Klamath County Planning Findings of Fact and Order In the Matter of Request for Conditional Use Permit 1086 for Robert and Burkett Johnson; recorded April 28, 1986 in Book M-86 at page 7216.

7. Subject to rules and regulations of Fire Patrol District.

8. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above.

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 \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of September, 1988.

Burkett M. Johnson
BURKETT M. JOHNSON

BURKETT M. JOHNSON

STATE OF OREGON, County of KLAMATH ss.

September 16, 1988

Personally appeared the above named BURKETT MAURICE JOHNSON AKA BURKETT M. JOHNSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, *Sandra Handaker*
Notary Public for Oregon

My Commission Expires: 07/23/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Sept. A.D. 19 88 at 11:31 o'clock AM. and duly recorded in Vol. M88
of Deeds on Page 15290

FEE \$13.00

Evelyn Biehn, County Clerk
By *Sandra Handaker*