



WARRANTY DEED - INDIVIDUAL

*Aspen 33091*

AFTER RECORDING RETURN TO:

WILLIAM B. JOHNSON

MARY A. JOHNSON

1317 Mildred Ave  
San Jose, CA 95125

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

HARRY L. HAMILTON hereinafter called grantor, convey(s) to  
WILLIAM B. JOHNSON AND MARY A. JOHNSON, HUSBAND AND WIFE,  
hereinafter called Grantee all that real property situated in  
the County of KLAMATH, State of Oregon, described as:

Lots 3 and 18 of MARINA PARK, in the County of Klamath, State of  
Oregon.

SUBJECT TO:

1. Right, title or interest of the public, including  
governmental bodies in and to that portion of said premises  
lying below the ordinary high water line of Upper Klamath Lake  
and public rights of fishing and recreation in and to the  
shoreline of said river.

2. Conditions, Restrictions as shown on the recorded plat of  
Marina Park.

3. Subject to the terms and provisions thereof, if any, of the  
Marina Water District.

4. Rights of way, easements and releases, including the terms  
and provisions thereof, granted to the California Oregon Power  
Company, recorded in Book 68 at pages 277, 278, 280 and 281; and  
in Book 105 at page 226. All in deed records of Klamath County,  
Oregon.

5. Agreement, including the terms and provisions thereof:

|            |  |
|------------|--|
| Regarding: | Well Use Agreement                                     |
| Between:   | Calvin P. Peyton and Doris A. Peyton, husband and wife |
| And:       | Herbert C. Graham, a single man                        |
| And:       | Burton E. Gray and Thelma Jean Gray, husband and wife  |
| Recorded:  | February 27, 1969                                      |
| Book:      | M-69 Page: 1532  |

"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  
\$18,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
Continued on next page

1969 FEB 23 AM 10 45

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20859  
3286

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this 7th day of February, 1989.

Harry L. Hamilton  
HARRY L. HAMILTON

STATE OF OREGON, County of KLAMATH)ss.

February 21, 1989.

Personally appeared the above named HARRY L. HAMILTON and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Andra Handsaker  
Notary Public for OREGON  
my Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day  
of Feb. A.D., 19 89 at 10:45 o'clock A M., and duly recorded in Vol. M89,  
of Deeds on Page 3285.

FEE \$13.00  
By Evelyn Biehn County Clerk  
Quilley Muehlenberg