



WARRANTY DEED - INDIVIDUAL

Aspen 33045

AFTER RECORDING RETURN TO:

JOHN VAUGHN

NANCY VAUGHN

P.O. Box 524DORRIS, CA 96023

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

BURKETT M. JOHNSON and ROBERT JOHNSON, as tenants in common
hereinafter called grantor, convey(s) to JOHN VAUGHN and NANCY
VAUGHN, husband and wife all that real property situated in the
County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Subject to
rules and regulations of Fire Patrol District. 3) Road Use
Agreement, including the terms and provisions thereof: For:
Transmission line right of way, Granted to: Pacific Power and
Light Company, a corporation, Recorded: April 25, 1962 in Book
337 page 574 Affects: Section 17 and the S 1/2, SW 1/4, SE 1/4
of Section 6. 4) Easement, including the terms and provision
thereof: For: Transmission of electricity, Granted to: Pacific
Power and Light Company, a corporation, Recorded: July 22,
1964 in Book 354 at page 564 (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 SW
1/4 of Section 17). 5) Easement as disclosed by instrument:
For: Ingress and egress, Granted to Cedile R. Johnson, recorded
on Mary 1, 1981 in Book M-81 at page 7741, Affects: Government
Lots 1 and 2, Re-recorded: July 27, 1981 in Book M-81 at page
13328. 6) Easement as disclosed by instrument For: Ingress and
egress, Granted to: Burkett M. Johnson and Myrtle E. Johnson,
Recorded: May 1, 1981 in Book M-81 at page 7741, Re-recorded
July 27, 1981 in book M-81 at page 13329, Affects Government Lot
2. 7) Klamth County Planning Findings of Fact and Order in the
Matter of Request for Conditional Use Permit 1-86 for Robert and
Burkett Johnson recorded April 28, 1986 in Book M-86 at page
7216.

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
\$55,000.00.

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 14th day of February, 1989.

Burkett M. Johnson
BURKETT M. JOHNSON

Robert M. Johnson by his attorney
ROBERT JOHNSON, by his attorney
in fact, BURKETT M. JOHNSON

in fact Burkett M. Johnson

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STATE OF OREGON, County of KLAMATH)ss.

FEBRUARY 16, 1989.

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

Before me, Landia Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON, County of Klamath)ss.

February 16, 1989.

Personally appeared who, being duly sworn, did say that he is the attorney in fact for ROBERT JOHNSON and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me, Landia Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

EXHIBIT "A"

A tract 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, more particularly described as follows:

Beginning at a point on the West line of said Government Lot 2 said point being South 02 degrees 16' 44" West 330.00 feet from the CN 1/16 corner of said Section 17; thence North 73 degrees 22' 12" East 1180.18 feet, more or less, to a point on the North line of said Government Lot 2, from which the NE 1/16 corner bears North 89 degrees 35' 20" East 200.17 feet; thence South 02 degrees 24' 28" West, parallel to the East line of said Lot 2, 998.46 feet to the California-Oregon State Line; thence North 89 degrees 09' 35" West, along said State Line, 1114.60 feet to the West line of said Lot 2; thence North 02 degrees 16' 44" East 643.99 feet to the point of beginning, with bearings based on recorded Survey No. 4234.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day of March A.D., 19 89 at 10:40 o'clock A M., and duly recorded in Vol. M89 of Deeds on Page 3881.

FEE \$13.00

Evelyn Biehn
By Online Multistore County Clerk