



9668

#01034698
WARRANTY DEEDVol. m 89 Page 25286

AFTER RECORDING RETURN TO:
Mr. and Mrs. William B. Johnson
1317 Mildred Avenue
San Jose, CA 95125

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

PEYTON TRUST, created by Agreement dated 12-31-87, hereinafter called GRANTOR(S), convey(s) to WILLIAM B. JOHNSON and MARY A. JOHNSON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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) Limited Access, including the terms and provisions thereof, as set forth in Deed recorded in Book 278, page 363, Deed Records of Klamath County, Oregon. 2) Limited access, including the terms and provisions thereof, as set forth in Deed recorded in Book 279, page 232, Deed Records of Klamath County, Oregon. 3) Limited access, including the terms and provisions thereof, as set forth in deed recorded in Book 307, page 9, Deed Records of Klamath County, Oregon and as corrected by Book 310, page 135, Deed Records. 4) Easement, including the terms and provisions thereof, recorded July 21, 1964 in Book 354, page 561. 5) Conditions and Restrictions in Deed recorded August 8, 1979 in Book M-79, page 18901 and re-recorded August 16, 1979 in Book M-79, page 19524.,

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
\$234,400.00.

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 29th day of December, 1989.

PEYTON TRUST

BY: C.P. Peyton

TRUSTEE

BY: Doris A. Peyton

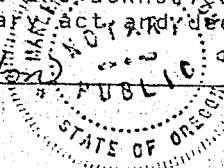
TRUSTEE

STATE OF OREGON, County of Klamath)ss.

December 29, 1989.

Personally appeared the above named C.P. PEYTON and DORIS A. PEYTON, as Trustees for the Peyton Trust and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993



89 DEC 29 PM 4 08

EXHIBIT "A"

25287

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39' 20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05' 30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right, the chord of which bears North 41 degrees 14' 05" West 59.00 feet to the true point of beginning; thence Northerly along the Southwesterly right of way line of Lakeport Boulevard to its intersection with the South line of Gage Road; thence Westerly along the South line of Gage Road to its intersection with the Easterly right of way line of Highway 97; thence South 8 degrees 35' 45" West along the Easterly right of way line of Highway 97 to the Northwest corner of parcel described in Contract of Sale recorded June 9, 1986 in Volume M-86 at Page 9941; thence East along the Northerly line of said parcel 521.38 feet to a point; thence North 60 degrees 03' 00" East 128.75 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-20; CC TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29 day
of Dec 89 at 4:08 o'clock P M., and duly recorded in Vol. M89
of A.D. 19 89 at Deeds on Page 25286

FEE 13.00

Evelyn Biehn County Clerk
By Bernetha A. Heloch