

13856

Vol. m90 Page 7444

WARRANTY DEED

35045

AFTER RECORDING RETURN TO:
KENNETH B. JOHNSON
DEBORAH A. JOHNSON

5407 Highway 39
Klamath Falls, OR 97603

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

HARVEY L. LASLEY AND DENA L. LASLEY, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to KENNETH B. JOHNSON
AND DEBORAH 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 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) As
disclosed by the tax roll the premises herein described have
been zoned or classified for farm use. At any time that said
land is disqualified for such use, the property may be subject to
additional taxes or penalties and interest. 3) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Enterprise Irrigation
District. 4) Regulations, including levies, assessments, water
and irrigation rights and easements for ditches and canals, of
Klamath Basin Improvement District. Subject to the terms and
provisions of that certain instrument recorded July 24, 1970 in
Volume M-70 at page 6187 as "Notice to persons intending to Plat
Lands within the Klamath Basin Improvement District." 5)
Easement, including the terms and provisions thereof: Granted
to: The California Oregon Power Co., a California Corporation,
Recorded on August 20, 1942, in Book 149 at page 313. 6) Access
restrictions, if any exist, to and from Klamath Falls Merrill
highway, State 39.

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
\$69,000.00.

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 20th day of April, 1990.

Harvey L. Lasley
HARVEY L. LASLEY

Dena L. Lasley
DENA L. LASLEY

STATE OF OREGON, County of KLAMATH)ss.

April 20, 1990.

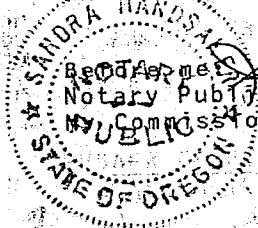
Personally appeared the above named HARVEY L. LASLEY AND DENA L.
LASLEY, husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Continued on next page

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WARRANTY DEED

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Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-93

EXHIBIT "A"

A tract of land situated in Government Lots 3 and 4 in the SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is North a distance of 1249.0 feet from the Southwest corner of said Section 18, said point being situated on the centerline of the State Highway and also being on the West line of said Section 18; thence North along said centerline and West line of said Section 18 a distance of 375.5 feet; thence South 55 degrees 36' East a distance of 36.36 feet to a 5/8 inch iron pin on the East right of way line of the State Highway; thence continuing South 55 degrees 36' East along the Westerly extension of the centerline of an existing drain ditch and the centerline of said drain ditch a distance of 1298.64 feet, more or less, to a 5/8 inch iron pin on the Westerly line of an irrigation lateral known as the "J" Lateral; thence South 85 degrees 04' West along the Westerly line of said lateral a distance of 293.0 feet to a 5/8 inch iron pin; thence South 36 degrees 30' West along the Westerly line of said lateral 165.0 feet to a 5/8 inch iron pin; thence North 53 degrees 00' West along the Northerly line of an existing drain ditch a distance of 853.44 feet, more or less, to a 5/8 inch iron pin situated on the East right of way line of the State Highway; thence continuing North 53 degrees 00' West a distance of 37.56 feet to the point of beginning.

ALSO a strip of land 30 feet in width adjoining and measured at right angles to the Northerly line of the right of way of the Main Canal of the Government Irrigation System in the SW 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, and running and extending the entire distance from the thread or centerline of that certain lateral branching from the Northerly side of said Main Canal and known as Lateral "J" in a Northwesterly direction to the West boundary of said SW 1/4 SW 1/4 of Section 18, and being a strip of land adjoining said right of way saved and excepted in deed dated September 13, 1907, recorded at Page 101 in Volume 26, Deed Records of Klamath County, Oregon, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of the Klamath Falls-Merrill Highway State 39.

CODE 32 MAP 3910-1800 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of April A.D., 19 90 at 3:51 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 7444.

Evelyn Biehn, County Clerk

FEE \$33.00

By Quinn Mueller