

14161

ASPEN 34865
WARRANTY DEED

Vol. m90 Page 7957

AFTER RECORDING RETURN TO:
RONALD E. JOHNSON
LAURA J. JOHNSON
1768 HIDDEN MESA
EL CAJON, CA 92019

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

D. T. SERVICES, INC., A NEVADA CORPORATION hereinafter called
GRANTOR(S), convey(s) to RONALD E. JOHNSON AND LAURA J. JOHNSON,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

PARCEL 1:

Lots 5 and 6, Block 105, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT #4, in the County of Klamath, State of Oregon.

TAX ACCT NO.: 36 - 3711-35A0-2500 KEY NO.: 401434
TAX ACCT NO.: 36 - 3711-35A0-2600 KEY NO.: 401443

PARCEL 2:

Lot 15, Block 100, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT #4, in the County of Klamath, State of Oregon.

TAX ACCT NO.: 36 - 3711-26D0-1100 KEY NO.: 395414

"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) Conditions,
Restrictions as shown on the recorded plat of Klamath Falls
Forest Estates Highway 66 Unit, Plat No. 4. 2) Subject to rules
and regulations of Fire Patrol District. 3) Subject to
reservation of gas, oil, coal, mines and minerals in and on said
premises in deed from Day Brothers Lumber Company, a
corporation, to Long Pine Lumber Company, an Oregon Corporation,
recorded November 21, 1933 in book 102 at page 5, Deed Records.
(affects various lots) 4) Subject to reservation of all oil
Minerals in said lands in Deed from G. C. Lorenz and Kathryn C.
Lorenz to Crater Lake Lumber Company, a corporation, recorded
May 25, 1937 in Book 109 at page 541, deed records. (Affects
various lots). 5) Easement, including the terms and provisions
thereof: for: Perpetual easement for pole lines, granted to:
The Pacific Telephone and Telegraph Company, recorded on January
29, 1953, in Book 259 at page 28, Affects: Various lots. 6)
Subject to reservation of all ores and minerals of any nature in
or upon said land in deed from Weyerhaeuser Timber Company, a
Washington Corporation, to H.O. Cos, et al., recorded November
2, 1953 in Book 260 at Page 12, Deed Records. (Affects various
lots) 7) Declaration of Conditions and Restrictions, but
omitting any restrictions based on race, color, religion or
national origin appearing of record: Recorded: July 21, 1965
in Book M-65 at page: 165, Said Covenants, Conditions, and
Restrictions set forth above contain, among other things, levies
and assessments of Highway 66 Unit 4 Road Maintenance
Homeowners Association. 8) The By-Laws, including the terms and
provisions thereof: For: Highway 66 Unit 4 Road Maintenance
Association Recorded: May 22, 1974 in Book M-74 at page 6382;
9) Notice of Road Maintenance Assessment and Dues executed by
Klamath Falls Forest Estates Unit 4, Road Maintenance
Association, formally known as Highway 66 Unit 4 Road
Maintenance Association: Dated: December 7, 1986 recorded in
Continued on next page

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WARRANTY DEED 300, WITNESSETH THAT THE UNDERSIGNED GRANTOR HAS
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Book M-86 at page 22553; 10) Contract, including the terms and provisions thereof: Vendor: Kenneth L. Smith and Jacqueline I. Smith; Vendee: D.T. Service, Inc., Dated on August 10, 1987, recorded in August 26, 1987 in Book M-87 at page 15425 (Affects Parcel 2). 11) Trust Deed dated October 30, 1987, recorded on November 3, 1987 in Book M-87 at page 19861, wherein D. T. Services, Inc., is the Grantor and Marlene T. Addington, Andrew A. Patterson, and Marie I. Ganong, are Beneficiaries. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

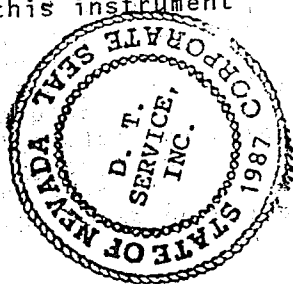
The true and actual consideration for this transfer is \$23,000.00.

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 23rd day of March, 1990.

D. T. SERVICES, INC., A NEVADA CORPORATION

BY:



CALIF.
STATE OF NEVADA, County of ORANGE ss.
APRIL 20 1990

(INDIVIDUAL)

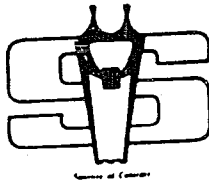
STATE OF CALIFORNIA } SS.
COUNTY OF Orange
On April 20 1990 before me, the under-
signed, a Notary Public in and for said County and State, personally appeared

William Vincent Trogg

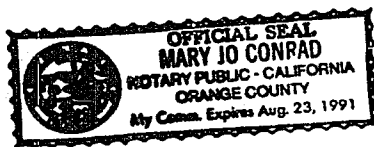
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same. WITNESS my hand and official seal.

FORM SS

Name (Typed or Printed)



FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of April A.D., 19 90 at 3:48 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 7957

FEE \$33.00

Evelyn Biehn County Clerk
By Daniel Mulins

WARRANTY DEED
NOT RECORDED

WARRANTY DEED

WARRANTY DEED

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