02035818 Vol. mgo Page 24490

WARRANTY DEED

AFTER RECORDING RETURN TO: GLEN JOHNSEN P.O. Boy B

Klamach Folls, 12 97601-0018

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

DENNIS L. FIEGI AND BETTY J. FIEGI, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to GLEN JOHNSEN AND LINDA JOHNSEN, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of , State of Oregon, described

Lot 27, Block 1, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 97 MAP 3907-36A TL 3600

"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 River Acres. 2) Subject to the proposed formation of Klamath River Acres Special Road District, filed January 30, 1975 in County Commissioner's Journal. 3) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 4) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Steven R. Lathrop and Christie Reed-Lathrop, husband and wife; Trustee:

Aspen Title & Escrow, Inc.; Beneficiary: Edward Gene Mayo and Mary L. Charbonneau, dated on September 23, 1987 and recorded on October 8, 1987 in Book M-87 at page 18318. The beneficial interest thereunder was assigned: To: Mary L. Charbonneau recorded on May 3, 1990 in Book M-90 at page 8373. WHICH TRUST DEED THE GRANTEE HEREIN DOES NOT ASSUME AND THE GRANTOR HEREIN AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

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 \$37,000.00.

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 3RD day of DECEMBER, 1990.

Dennit-Tiege DENNIS L. FIEGI

BETTY/J. FIEGI

STATE, OF OREGON, County of KLAMATH) ss.

NODecember 6, 1990

Puparsonally appeared the above named DENNIS L. FIEGI AND BETTY J. FIEGICAND acknowledged the foregoing instrument to be their χο μρίτατν act and deed.

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