

92 AUG 7 AM 10 01

48632

Vol. m92 Page 17603

## WARRANTY DEED (INDIVIDUAL)

JAMES R. WAITS and VIRGINIA WAITS

\_\_\_\_\_, hereinafter called grantor,  
convey(s) to HOWARD L. JOHNSON and FRANCES I. JOHNSON, HUSBAND AND WIFE  
all that real property situated in the  
County of KLAMATH, State of Oregon, described as:

LOT 9, BLOCK 2, REPLAT OF BUREKER PLACE. COUNTY OF KLAMATH, STATE OF OREGON

CODE 41 MAP 3909-11CB T1 5100

"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"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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  
covenants, conditions, restrictions, reservations, rights, rights of way and  
easements of record, if any, and those apparent upon the land  
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 \$ -0-. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

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 MAY, 19 92.

James R. Waits  
JAMES R. WAITS  
Virginia Waits  
VIRGINIA WAITS

STATE OF OREGON, County of Klamath )ss.June 1, 1992.

Personally appeared the above named James R. Waits and Virginia Waits, Husband and Wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Judith Anderson  
Notary Public for Oregon  
My Commission Expires: 7/23/93

James R. Waits  
Virginia Waits

GRANTOR'S NAME AND ADDRESS

Howard L. Johnson  
Frances I. Johnson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Howard L. & Frances I. Johnson  
4318 Clinton  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Howard L. and Frances L. Johnson  
4318 Clinton  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Aug., 19 92, at 10:01 o'clock A.M., and recorded in book/reel/volume No. M92 on page 17603 or as document/fee/file/instrument/microfilm No. 48632, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Deanna J. Sullivan Deputy

Fee \$30.00

FORM 685-2 5M