

92 DEC 30 PM 1 19

WARRANTY DEED
(Statutory Form)

Vol. 92 Page 31071

55842

MTZ 28966

GRANTOR: JAMES L. JOHNSON and ELMA S. JOHNSON
CONVEYS AND WARRANTS TO

GRANTEE: WALTER A. RAMAGE II and JUDY D. RAMAGE, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 12 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No. 2310 036D0 09900

SUBJECT TO:

1. Restrictions as contained in plat dedication recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon.
2. An easement recorded in Volume 250, Page 282, Deed Records of Klamath County, Oregon.
3. Mineral Rights, as reserved in deed recorded in Volume M66, Page 11271, Microfilm Records of Klamath County, Oregon.
4. An easement recorded in Volume M72, Page 7124, Microfilm Records of Klamath County, Oregon.
5. Articles of Association recorded in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon
6. Covenants, conditions, restrictions and easements, recorded in Volume M72, Page 10585, Microfilm Records of Klamath County, Oregon.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 3,500.00
consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

However, if the actual consideration

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: December 22, 1992

GRANTOR:

James L. Johnson
James L. Johnson
Elma S. Johnson
Elma S. Johnson

Until a change is requested, all tax statements shall be sent to the following address:
Grantee at: 2700 W. Lancaster, West Linn, Or. 97068

STATE OF California County of Tehama ss.
Date: December 22, 1992
Personally appeared the above named James L. Johnson & Elma S. Johnson
and acknowledged the foregoing instrument to be their
voluntary act and deed. Before me:

Kelly Ray
Kelly Ray Notary Public for California
My commission expires: November 8, 1996

STATE OF OREGON, County of

Date: _____ who being sworn, stated
Personally appeared, _____ of grantor corpo-
that he/she is the _____ ration and that this instrument was voluntarily signed on behalf of the corporation. Before
me: _____

Notary Public for Oregon

My commission expires:

WARRANTY DEED

JOHNSON TO RAMAGE

AFTER RECORDING RETURN TO
KEY TITLE COMPANY
Karin Lea #27-19163K
P. O. Box 6178
Bend, Oregon 97708

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

STATE OF OREGON, County of _____ ss.
I certify that the within instrument was received for
record on the _____, 19____, at _____ o'clock
M., and recorded in book _____ on page _____
Witness my hand and seal of County affixed.

County Clerk

By _____ Deputy.

31072

STATE OF CALIFORNIA

COUNTY OF Tehama

On this the 22nd day of

ss.

December

19 92

before me the undersigned, a

Notary Public in and for said County and State, personally appeared James L. Johnson and Elma S. Johnson

_____ personally known
to me or proved to me on the basis of satisfactory evidence to be the
person s whose name s are subscribed to the within instrument
and acknowledged that they executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Dec. A.D., 19 92 at 1:19 o'clock PM., and duly recorded in Vol. M92
of Deeds on Page 31071.

Evelyn Biehn - County Clerk
By Rauline Mullins

FEE \$35.00