



K-45389

STATUTORY WARRANTY DEED

ARTHUR D. JOHNSON AND FLORENCE C. JOHNSON, an estate in fee simple as tenants by the entirety
conveys and warrants to BOBBY A. STONE AND GEORGIANNE STONE, husband and wife, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE EXHIBIT A
ACCOUNT #3511-1000-800

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE REVERSE HEREOF

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 consideration for this conveyance is \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of June, 19 93.

Arthur D. Johnson
ARTHUR D. JOHNSON

Florence C. Johnson
FLORENCE C. JOHNSON

STATE OF ~~OREGON~~ CALIFORNIA
County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19_____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ARTHUR D. JOHNSON AND FLORENCE C. JOHNSON

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires _____ Notary Public for ~~OREGON~~ California

Title Order No. _____
Escrow No. 130299

After recording return to:

BOB STONE

2799 NE LAPOINT CT.

BEND, OR 97701

Name, Address, Zip

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

BOB STONE

2799 NE LAPOINT CT.

BEND, OR 97701

Name, Address, Zip

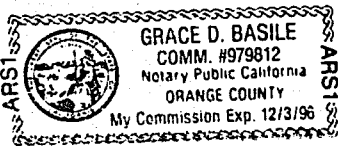
THIS SPACE RESERVED FOR RECORDER'S USE

- 1) Rights to the public in and to any portion of the herein described premises lying within the limits of any roads or highways.
- 2) Reservations and restrictions, given by the United States of America, Department of the Interior, to Leroy Gienger dated April 15, 1959, recorded April 21, 1959, in Volume 311 page 630, Deed records of Klamath County, Oregon, as follows: Sale subject to 60-foot rights-of-way for Indian Service Roads Nos. S-55, S-58 and S-59, approved by M.M. Zollor, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18, 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claims." "Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1961, 44 L.D. 513.)."
- 3) Easement Deed, including the terms and provisions thereof, given by Klamath County to the United States of America, recorded March 25, 1963, in Volume 344, Page 118, Deed Records of Klamath County, Oregon, referring to public roads.
- 4) Easement and Maintenance Coevenant, including the terms and provisions thereof, executed by Vann M. Bassinger, et al., dated November 21, 1977, recorded November 30, 1977 in volume M77 page 23166, Deed Records Klamath County, Oregon.

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Orange
 On 6-30-93 before me, Grace D. Basile
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"
 personally appeared Arthur D. And Florence C. Johnson
NAME(S) OF SIGNER(S)

☐ personally known to me • OR • ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.
Grace D. Basile
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

OPTIONAL SECTION

Title or Type of Document Statutory warranty Deed
 Number of Pages 2 Date of Document 6-30-93
 Signer(s) Other than Named Above _____

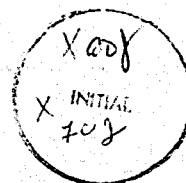
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Section 10 Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence South 29°22'48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977, in M77 page 20282, Deed Records; thence South 04°53'43" East along the boundary line of said Osborn tract a distance of 1005.07 feet to the most Southerly Southwest corner thereof; thence North 88°12'19" East along the Southerly line of said Osborn tract a distance of 1045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1800.00 feet and a central angle of 26°14'12", (the radial point bears North 88°12'19" East), a distance of 842.56 feet; thence continuing along said centerline, North 24°26'31" East a distance of 609.88 feet to the most Easterly corner of said Osborn tract; thence North 67°34'10" West along the boundary line of said Osborn tract a distance of 1163.24 feet to the point of beginning. SAVING AND EXCEPTING any portion lying in the SE $\frac{1}{4}$ in Section 10 Township 35 South, Range 11 E.W.M.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 19th day
of July A.D. 19 93 at 10:39 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 17367

FEE \$40.00

Evelyn Biehn County Clerk
By Dorlene Mulholland