

65623

Vol. 93 Page 19126



ATC 3974
WARRANTY DEED

AFTER RECORDING RETURN TO:
LARRY K. JOHNSON
PAULETTE M. JOHNSON

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

NORBERT D. THOMPSON and DONNA L. THOMPSON, husband and wife
hereinafter called GRANTOR(S), convey(s) to LARRY K. JOHNSON and
PAULETTE M. JOHNSON, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
State of Oregon, described as:

That portion of NE 1/4 SE 1/4 Section 17, Township 40 South,
Range 10 East of the Willamette Meridian, in the County of
Klamath, State of Oregon, lying Southwesterly of the right of
way of the Great Northern Railway, LESS & EXCEPT that portion
lying within Hill road.

CODE 164 MAP 4010-1700 TL 1100

"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) Taxes for the year
1989-90 are now a lien but not yet payable. 2) Rights of the
public in an to any portion of the herein described premises
lying within the boundaries of roads or highways. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Basin
Improvement District. 4) Terms and provisions in conveyance to
Great Northern Railway Company, dated May 25, 1931, recorded
May 25, 1931 in Book 95 at page 352, also one dated May 20,
1931, recorded May 25, 1931 in Book 95 at page 346, Deed
Records, and one dated June 1, 1951, recorded July 6, 1951 in
Book 11 at page 37, Miscellaneous Records of Klamath County,
Oregon. 5) Easement in favor of The California Oregon Power
Company, Recorded August 10, 1933 in Book 101 at page 330 and
also recorded September 26, 1939 in Book 124 at page 488. 6)
Easement in favor of the United States of America, Recorded July
1, 1912 in Book 37 at page 401 and also recorded December, 1915
in book 45 at page 233. 7) Agreement, including the terms and
provisions thereof in favor of The United States of America,
Recorded January 14, 1932 in book 96 at page 522.

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
\$37,111.00.

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 2nd day of September, 1989.

Norbert D. Thompson
NORBERT D. THOMPSON

Donna L. Thompson
DONNA L. THOMPSON

STATE OF OREGON, County of)ss.

OCT 3, 1989.

Continued on next page

WARRANTY DEED
PAGE 2

Personally appeared the above named NORBERT D. THOMPSON and DONNA L. THOMPSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Robert A. Condit*
Notary Public for Oregon
My Commission Expires: March 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of Aug. A.D., 19 93 at 3:43 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 19126
Evelyn Biehn County Clerk
By *Pauline Muthendore*

FEE \$35.00

181