

302MS

70035

10-20-93P03:04 RCVD

Vol. 93 Page 27505



WARRANTY DEED

#03040720

AFTER RECORDING RETURN TO:

JOHNNY A. SANDERS

6049 1/2 Sec 39
Klamath Falls OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BRETT THAD ALLEN JOHNSON and GENINE L. JOHNSON, husband and wife hereinafter called GRANTOR(S), convey(s) to JOHNNY A. SANDERS hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Beginning at a point 864.8 feet North and 766.1 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet, to the point of beginning, in the County of Klamath, State of Oregon.

CODE 21 MAP 3907-36DO TL 2000

"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 covenants, conditions, reservation, restrictions, rights, right of way, easements of record, if any, those apparent on the land, and Trust Deed recorded in Book M-89 at page 16181, which Grantee herein assumes and agrees to pay,

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 \$67,500.00.

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 18th day of October 1993.

Brett Thad Allen Johnson
Brett Thad Allen Johnson by GENINE
L. JOHNSON, HIS ATTORNEY IN FACT

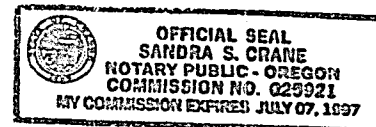
Genine L. Johnson
GENINE L. JOHNSON

STATE OF OREGON, County of Klamath)ss.

On this 18th day of October, 1993,

Personally appeared the above named GENINE L. JOHNSON, individually and as Attorney in Fact for BRETT THAD ALLEN JOHNSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: 7/7/97



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day
of Oct. A.D., 19 93 at 3:04 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 27505.

FEE \$35.00

Evelyn Biehn - County Clerk

By Debbie Mulendore