

70237

10-25-93P03:40 RCVD

#01039643
WARRANTY DEEDVol. m93 Page 27991

AFTER RECORDING RETURN TO:
Mr. and Mrs. Brett T. Johnson
8111 Gale Road
Bonanza, OR 97623

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

STANLEY G. CLARK and CLAUDIA L. CLARK, husband and wife ALLEN 38
hereinafter called GRANTOR(S), convey(s) to BRETT THAD JOHNSON
and GENINE L. JOHNSON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The SW 1/4 SW 1/4 of Section 26, Township 39 South, Range 12
East of the Willamette Meridian, in the County of Klamath, State
of Oregon. EXCEPTING THEREFROM the west 30 feet deeded to
Klamath County for road purposes in deed recorded September 14,
1956 in Book 286, page 518, Deed Records of Klamath County,
Oregon.

Code 28 & 56, Map 3912, Tax Lot 5400 and Code 56 & 28, Map 3912,
Tax Lot 5400.

"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) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.
- 2) Trust Deed, including the terms and provisions thereof,
recorded June 30, 1989, in Book M-89, page 11907, Mortgage
Records of Klamath County, Oregon, in favor of Noel C. Reuland,
which Trust Deed the Grantees herein do not agree to assume
and pay and Grantors hold Grantees harmless therefrom.

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
\$79,300.00.

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 15th day of October, 1993

x Stanley G. Clark
STANLEY G. CLARK

x Claudia L. Clark
CLAUDIA L. CLARK

STATE OF OREGON, County of JACKSON) SS.

On October 22, 1993, personally appeared the above named
Stanley G. Clark and Claudia L. Clark, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Judith G. Parker
Notary Public for Oregon
My Commission Expires: May 13, 1997



27992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 25th day
of Oct. A.D., 19 93 at 3:40 o'clock P M., and duly recorded in Vol. M93,
of Deeds on Page 27991.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mendenhall