

WARRANTY DEED

MTC 51142-KR

KNOW ALL MEN BY THESE PRESENTS, That

IVAN DANIEL ARMSTRONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. JOHNSON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 19, Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30930 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

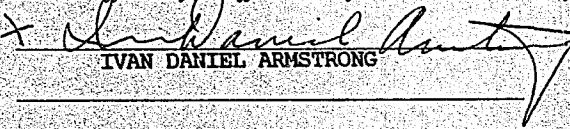
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of November, 19 93; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



IVAN DANIEL ARMSTRONG

STATE OF OREGON,
County of Klamath ss.
November 3, 1993.

Personally appeared the above named
IVAN DANIEL ARMSTRONG

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:



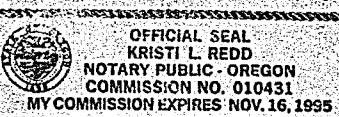
STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this
19 by _____,
president, and by _____,
secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 11/16/95

(SEAL)



IVAN DANIEL ARMSTRONG

PO BOX 1592
KLAMATH FALLS OR 97601

GRANTOR'S NAME AND ADDRESS

ROBERT W. JOHNSON
1827 MANZANITA STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After receiving return at:
ROBERT W. JOHNSON
1827 MANZANITA STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

ROBERT W. JOHNSON
1827 MANZANITA STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 8th day of Nov., 19 93, at 10:24 o'clock A.M. and recorded in book M93 on page 29447 or as file/reel number 70938, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Darlene Mullender Deputy

Fee \$30.00