

WARRANTY DEED

MTC 32181-JW

KNOW ALL MEN BY THESE PRESENTS, That

LAWRENCE GORDON JOHNSON, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PHYLLIS HALL

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 13 in Block 17, KLAMATH FOREST ESTATES, 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 5,000.00

However, the said consideration shall not be deemed to be the purchase price of the property described herein, but shall be deemed to be the purchase price of the property described herein, and the said consideration shall be deemed to be the purchase price of the property described herein, and the said consideration shall be deemed to be the purchase price of the property described herein.

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 15th day of February, 19 94; 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.

STATE OF OREGON, Nevada  
County of Clark ss.

LAWRENCE GORDON JOHNSON, JR.

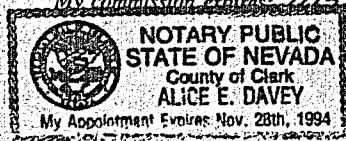
Personally appeared the above named  
LAWRENCE GORDON JOHNSON, JR.

Lawrence Gordon Johnson

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Alice E. Davey  
Notary Public for Oregon Nevada  
My commission expires 11/28/94



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: \_\_\_\_\_ (SEAL)

LAWRENCE GORDON JOHNSON, JR.

440 N. Rancho Dr. #221  
Las Vegas, NV 89130

GRANTOR'S NAME AND ADDRESS

PHYLLIS HALL

2425 Sunrise Pl  
Santa Rosa, CA 95409

GRANTEE'S NAME AND ADDRESS

After recording return to:

PHYLLIS HALL

2425 Sunrise Pl  
Santa Rosa, CA 95409

NAME, ADDRESS, ZIP

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

PHYLLIS HALL

2425 Sunrise Pl  
Santa Rosa, CA 95409

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th

day of Feb, 19 94,at 1:42 o'clock P. M., and recordedin book M94 on page 5321 or asfile/reel number 76304,

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mueller, Deputy

Fee \$30.00