



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041267

AFTER RECORDING RETURN TO:

KENNETH S. DUGAN

522 Pacific Terrace  
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJERRY OCEA LEE JOHNSON and LOIS K. JOHNSON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to KENNETH S. DUGAN,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:The West 1/2 of Lot 3 in Block 3 of WILLIAMS ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

Code 1, Map 3809-28CD, Tax Lot 10400

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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,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  
\$20,000.00.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 25th day of February, 1994.

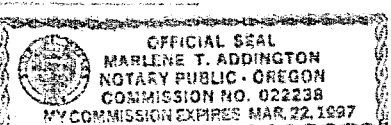
Jerry Ocea Lee Johnson  
JERRY OCEA LEE JOHNSON

Lois K. Johnson  
LOIS K. JOHNSON

STATE OF OREGON, County of Klamath)ss.

On February 25, 1994, personally appeared the above named  
JERRY OCEA LEE JOHNSON and LOIS K. JOHNSON and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day  
of February A.D., 19 94 at 3:51 o'clock P M., and duly recorded in Vol. 94  
of Deeds on Page 6252.

FEE \$130.00

Evelyn Biehn  
By Marlene T. Addington County Clerk