



## WARRANTY DEED

ESCROW NO. 05041374

AFTER RECORDING RETURN TO:

ERNEST J. JOHNSON

LOUISE S. JOHNSON

1904 QUEENSTED

Concord, CA 94519

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

JOHNNY ALLEN SANDERS hereinafter called GRANTOR(S), convey(s) to  
ERNEST J. JOHNSON AND LOUISE S. JOHNSON, HUSBAND AND WIFE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

The Easterly 40 feet of Lot 1 and the Easterly 40 feet of Lot 2,  
Block 5, DIXON SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in  
the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TAX LOT 900  
CODE 1 MAP 3809-33AB TAX LOT 800

"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  
\$22,900.00.

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 10TH day of MARCH, 1994.

Johnny Allen Sanders  
JOHNNY ALLEN SANDERS

STATE OF OREGON )

County of KLAMATH )

) ss.

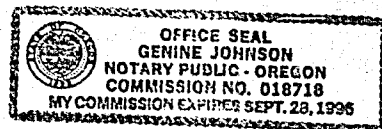
The foregoing instrument was acknowledged before me this 10TH  
day of MARCH, 1994, by JOHNNY ALLEN SANDERS.

Before me:

Notary Public for OREGON

Commission No. 018718

My Commission Expires: SEPTEMBER 28, 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11th day  
of March A.D., 19 94 at 11:08 o'clock AM., and duly recorded in Vol. M94  
of Deeds on Page 7575

FEE \$30.00

Evelyn Biehn - County Clerk

By Evelyn Biehn