



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.

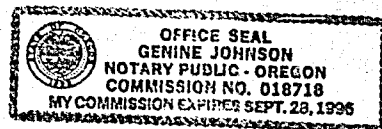
The foregoing instrument was acknowledged before me this 10TH
day of MARCH, 1994, by JOHNNY ALLEN SANDERS.

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