

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinbefore called the grantor, for the consideration hereinafter stated, to grantor paid by LOREN P. JOHNSON and VIRGINIA P. JOHNSON, as tenants by the entirety, 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:

Lots 3 and 4 in Block 18 of KLAMATH LAKE ADDITION, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." AND TO DETERMINE ANY

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, 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

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.

One true and lawful owner of the above described property, who is not a minor, married person, or person claiming a homestead, has executed this instrument, and the same is not subject to any lien or encumbrance, except those claiming under the above described encumbrances.

The value of the above described property, as stated in terms of dollars, is \$ 10,000.00

There are no other persons claiming an interest in the above described property, except those claiming under the above described encumbrances, and the same is not subject to any lien or encumbrance, except those claiming under the above described encumbrances.

See ORS 93.030.)

In Witness Whereof, the grantor has executed this instrument this 12 day of April, 1994; 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,  
County of Klamath  
April 13, 1994 ss.

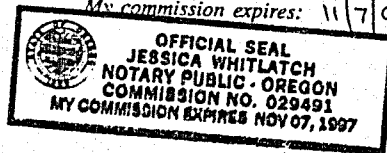
~~NINA E. PRICE~~

Person fully acquainted the above named \_\_\_\_\_

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

*Before me:*

Notary Public for Oregon  
My commission expires: 11/7/97



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)

NINA E. PRICE

403 NOSLER STREET  
KLAMATH FALLS, OR 97601

LOREN F. JOHNSON\* and VIRGINIA P. JOHNSON  
404 NOSLER STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS  
LOREN F. JOHNSON and VIRGINIA P. JOHNSON  
404 NOSLER STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

LOREN E. JOHNSON and VIRGINIA P. JOHNSON  
404 NOSLER STREET

NAME ADDRESS ZIP

STATE OF OREGON.

SS

County of        Klamath

I certify that the within instrument was received for record on the 15th day of April, 19 94, at 2:11 o'clock P M., and recorded in book M94 on page 11294 or as file/reel number 79211

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullins Deputy

Fee \$30.00