



79599

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041393

AFTER RECORDING RETURN TO:  
Michael L. Adams & Lisa L. Batt  
1865 Sunset Beach Rd.  
Klamath Falls, OR 97601

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

JAMES C. JOHNSON and EILEEN JOHNSON, hereinafter called  
GRANTOR(S), convey(s) to MICHAEL L. ADAMS and LISA L. BATT, not  
as tenants in common but with full rights of survivorship,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

See Legal Description attached hereto and Marked Exhibit "A" and  
by this reference made a part hereof as though fully set forth  
herein....

"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"

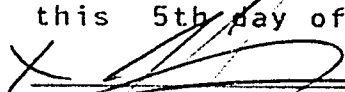
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

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  
\$172,687.50.

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 5th day of April, 1994.

  
JAMES C. JOHNSON

  
EILEEN JOHNSON

STATE OF CALIFORNIA, County of )ss.

On April \_\_\_\_\_, 1994, personally appeared the above named James  
C. Johnson and Eileen Johnson, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:  
Notary Public for California  
My Commission Expires:



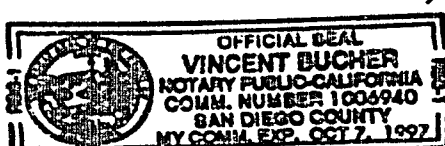
## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California  
 County of San Diego  
 On 4/19/94 before me, VINCENT BUCHER, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared - JAMES C. & EILEEN JOHNSON -  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Vincent Bucher  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)  
TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
 \_\_\_\_\_  
 \_\_\_\_\_

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 2 DATE OF DOCUMENT 4/15/94

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



## EXHIBIT "A"

A parcel of land situated in the S 1/2 of Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the iron pipe marking the Southeast corner of the N 1/2 of Lot 6 as referred to in Volume M-69 at Page 9509, Microfilm Records; thence North 89 degrees 32' 23" West 914.77 feet along the South boundary of the N 1/2 of said Lot 6 to a 5/8 inch iron rod (this same boundary line recited in above Volume M-69 at Page 9509, and on map of Survey No. 471 as bearing North 89 degrees 54 1/2' West); thence South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod; thence continuing South 17 degrees 24' 31" East 350.98 feet to a 5/8 inch iron rod on the South boundary of said Lot 6; thence North 89 degrees 40' 52" West along the South boundary of said Lot 6 a distance of 914.04 feet to a 5/8 inch iron rod at the high water line of Upper Klamath Lake; thence North 24 degrees 06' 06" West along the high water line of Upper Klamath Lake a distance of 336.55 feet to a 5/8 inch iron rod, which is the true beginning point of this description; thence South 89 degrees 36' 20" East 435.6 feet; thence South 24 degrees 06' 06" East 109.54 feet; thence North 89 degrees 36' 20" West 435.6 feet; thence North 24 degrees 06' 06" West 109.54 feet to the true beginning point.

CODE 183 MAP 3808-1200 TL 2400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day  
of April A.D., 19 94 at 3:31 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 12155.

FEE \$40.00

Evelyn Biehn - County Clerk

By *[Signature]*

79600

LN #0100443659  
ATC #41393

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