

80356

05-03-94A11:17 RCVD

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041459

AFTER RECORDING RETURN TO:
 VIRGIL A. JOHNSON
 REBECCA A. JOHNSON
 5616 LELAND DRIVE
 KLAMATH FALLS, OR 97603

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

KEITH L. STICKLEN, JR. and GAYLE Y. STICKLEN, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to VIRGIL A. JOHNSON
 and REBECCA A. JOHNSON, husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

A portion of Lot 5, Block 2, Subdivision of Tract 2B & 3
 HOMEDALE, in the County of Klamath, State of Oregon, more
 particularly described as follows:

Beginning at the Northeast corner of Lot 5; thence Northwesterly
 along the North line parallel with Leland Drive a distance of
 88.52 feet; thence South 06 degrees 50' 02" West 294.57 feet,
 more or less to a point on the South line of Lot 5; thence
 Southeasterly 77.54 feet to a point on the East line of Lot 5;
 thence North 09 degrees 26' 00" East 294.97 feet more or less to
 the point of beginning.

CODE 41 MAP 3909-11AA TL 8500

"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
 \$67,000.00.

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 2nd day of May 1994.

Keith L. Sticklen, Jr.
 KEITH L. STICKLEN, JR.

Gayle Y. Sticklen
 GAYLE Y. STICKLEN

STATE OF OREGON, County of Klamath)ss.

On this 2nd day of May, 1994,

Personally appeared the above named KEITH L. STICKLEN, JR. and
 GAYLE Y. STICKLEN 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



