

## WARRANTY DEED

MTC 32246-HF

KNOW ALL MEN BY THESE PRESENTS, That  
JAMES H. FENNER and LINDA L. FENNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KENNETH L. JOHNSTON and WENDY J. JOHNSTON, husband and wife, 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:

Lot 15 in Block 5 of TRACT 1145, NOB HILL, a resubdivision of a portion  
of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado  
Heights, 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" AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.  
to Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

and that  
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.

The true and actual consideration paid for this transfer stated in terms of dollars is \$ 142,500.00  
XX  
XX  
XX  
XX  
XX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of MAY, 19 94 ;  
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 ) ss.  
May 19, 19 94

James H. Fenner  
JAMES H. FENNER  
Linda L. Fenner  
LINDA L. FENNER

Personally appeared the above named  
JAMES H. FENNER  
LINDA L. FENNER

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires:



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)

JAMES H. FENNER and LINDA L. FENNER

6423 VERDA VISTA CT  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
KENNETH L. JOHNSTON and WENDY J. JOHNSTON  
133 EULALONA COURT  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
KENNETH L. JOHNSTON and WENDY J. JOHNSTON  
133 EULALONA COURT  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP  
KENNETH L. JOHNSTON and WENDY J. JOHNSTON  
133 EULALONA COURT  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 24th  
day of May, 19 94,  
at 10:24 o'clock A. M., and recorded  
in book M94 on page 16325 or as  
file/reel number 81501,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

05-24-94A10:24 RCVD

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