

M.T. 2405-1-K.P.  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMIE M. HOLLENBEAK and SANDRA L. OLSON, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY W. JOHNSON and MELINA C. JOHNSON, 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 improvements, 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 1 of COUNTRY GARDENS, 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 \$ 110,000.00

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 hereby apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of November, 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 ) ss.  
November 11, 1994

JAMIE M. HOLLENBEAK  
SANDRA L. OLSON

Personally appeared the above named  
JAMIE M. HOLLENBEAK  
SANDRA L. OLSON

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

Before me: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/13/95

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
11th day of November, 1994, by  
JAMIE M. HOLLENBEAK, president, and by  
SANDRA L. OLSON, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: (SEAL)



JAMIE M. HOLLENBEAK and SANDRA L. OLSON

2345 BUENA VISTA RD  
INDEPENDENCE, OR 97351

GRANTOR'S NAME AND ADDRESS  
RODNEY W. JOHNSON and MELINA C. JOHNSON  
6041 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

RODNEY W. JOHNSON and MELINA C. JOHNSON  
6041 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following add. ss.  
RODNEY W. JOHNSON and MELINA C. JOHNSON  
6041 HOMEDALE ROAD  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of Nov, 1994, at 11:48 clock AM., and recorded in book M94 on page 36040 or as file/reel number 91580.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer  
By Debra M. Mullins, Deputy

Fee \$30.00