



12-11-04P01:55 DVD

ATC 42463

STATUTORY WARRANTY DEED

Loan #01-253-362414-5

JERRY O ANDERSON, BUILDER, INC.

Grantor, conveys and warrants to PETER A JOHNSON, as a separate estate

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

That portion of the SE 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

From a point 1564 feet East of the Southwest corner of the NW 1/4 NW 1/4 of Section 5 Township 39 South, Range 9 East of the Willamette Meridian; running thence South 380 feet; thence East 105 feet to the true point of beginning; thence North 150 feet; thence East 50 feet; thence South 150 feet; thence West 50 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS.
2. EASEMENT FOR RIGHT-OF-WAY RECORDED 12-6-20 IN BOOK 20 PAGE 432.

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.

The true consideration for this conveyance is \$ FORTY-SIX THOUSAND FIVE HUNDRED & 00/100---, [\$46,500.00].

Dated this 25th day of November 19 94.

JERRY O ANDERSON, BUILDER, INC.

By: [Signature]

STATE OF OREGON,

County of Klamath

) ss.



OFFICIAL SEAL
DIRK V. WALKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 038342
MY COMMISSION EXPIRES AUG. 10, 1998

BE IT REMEMBERED, That on this 29th day of NOVEMBER, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JERRY O. ANDERSON

known to me to be the identical individual [Signature] described in and who executed the within instrument and acknowledged to me that he/she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.

My Commission expires Aug. 10, 1998

Title Order No. 1042463Escrow No. 362414-5

After recording return to:

PETER A JOHNSON33607 LAMARADAKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:

PETER A JOHNSON33607 LAMARADAKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON.

County of Klamath ss.

Filed for record at request of:

Aspen Title co

on this 1st day of Dec A.D., 19 94
at 1:55 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 36732

Evelyn Biehn County Clerk

By [Signature] Deputy.

Fee. \$30.00

STAT. COPY