

-WARRANTY DEED-

LEONARD W. JOHNSON, Grantor, conveys and warrants to BILL WARD, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein, to-wit:

Lot 4, Block 30, Fifth Addition to ^{Klamath} River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Snowgoose Water Company, a corporation; (2) Any unpaid charges or assessments of Snowgoose Water Company; (3) Rights of way dated July 24, 1933, recorded August 10, 1933, in Volume 101, page 329, and dated July 24, 1933, recorded August 10, 1933 in Volume 101, page 331, records of Klamath County, Oregon; (4) Reservations and restrictions contained in the dedication of Fifth Addition to Klamath River Acres; (5) 1979-80 taxes are now a lien but not yet payable; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Twenty Eight Thousand and No/100ths (\$28,000.00) DOLLARS.

Return: Until a change is requested, all tax statements shall be mailed to Bill Ward, P.O. Box 341, Keno, OR 97627

DATED this 7 day of August, 1979.

STATE OF OREGON)

County of Klamath)

ss. 7 August, 1979.

Personally appeared the above-named LEONARD W. JOHNSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kathy Ward the 14th day of March A.D., 19 95 at 9:27 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 5642

FEE \$30.00

RETURN TO: Bill Ward

P.O. Box 341

Keno, Or 97627

By [Signature] Bernetha G. Letsch, County Clerk