



WARRANTY DEED

ASPEN TITLE #05043273

AFTER RECORDING RETURN TO: GARY G. & GAYLE L. THOMPSON, TRUSTEES 17 PINE STREET KLAMATH FALLS, OREGON

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

RAYMOND G. JOHNSON AND MARY S. JOHNSON, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to GARY G. THOMPSON AND GAYLE L. THOMPSON AS TRUSTEES UNDER THE GARY G. THOMPSON AND GAYLE L. THOMPSON REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 8, 1991 hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lot 1; and the S 1/2 of Lot 2. EXCEPTING the Westerly 20 feet, all in Block 1, ORIGINAL TOWN OF LINKVILLE, NOW KLAMATH FALLS, in the County of Klamath, State of Oregon. ALSO the Northwesterly one-half of vacated Pine Street adjoining the above described property.

CODE 1 MAP 3809-32BD TAX LOT 11700

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. 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, contracts and/or liens for irrigation and/or drainage, AND Mortgage including the terms and provisions thereof, recorded October 8, 1980 in Volume M80, page 19551, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantee herein DOES AGREE to assume and pay according to the terms and provisions contained therein,

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 \$53,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

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of June 1995.

RAYMOND G.

JOHNSON

STATE OF OREGON ................):

County of Klamath

The foregoing instrument was acknowledged before me this God day of June, 1995, by RAYMOND G. JOHNSON AND MARY S. JOHNSON.

Before me (), h Continued on next page

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9th A.D., 19 95 at 3:36 o'clock p \_ M., and duly recorded in Vol. \_M95\_ June Deeds on Page \_\_15342 Bernetha G. Lessch, County Clerk FEE \$35.00

Aspen Title & Escrow

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Sefore mending

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Filed for record at request of

My Commission Expires:

Notary Public for OREGON .

OFFICIAL SEAL DEBRA BUCKINGHAM NOTARY PUBLIC - CREGON COMMISSIGN NO. 020140 MY COMMISSION EXTRES DEC. 19, 1996

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