

1778

## WARRANTY DEED

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MIC 35309DS

LUCIE OESTREICH, as to an undivided 1/2 interest Grantor(s) hereby grant, bargain, sell and convey to DANIEL E. JOHNSON and PATRICIA M. JOHNSON, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 912 NORTH 9TH ST., KLAMATH FALLS, OR 97601

Dated this 14 day of June, 1995

Lucie Oestreich  
LUCIE OESTREICH

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 14 19 95  
COUNTY OF Klamath  
Personally appeared the above named Lucie Oestreich  
and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler  
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:  
DANIEL E. JOHNSON  
912 NORTH 9TH ST.  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 9 and 10, Block 16, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 10 of Block 16 of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction along the Southeasterly line of the alley in said Block, 78.5 feet, more or less, to the retaining wall built upon Lot 9 in said Block, parallel with Ninth Street; thence Southeasterly parallel with the line between Lots 8 and 9 in said Block 16, 50 feet; thence Northeasterly parallel with the first course herein described, 78.5 feet, more or less, to the Southwesterly line of Ninth Street; thence Northwesterly 50 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 20th day  
of June A.D., 19 95 at 3:49 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 16158.

FEE \$35.00

By Bernetha G. Latsch County Clerk