



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE NO. 01043335

AFTER RECORDING RETURN TO:

Mr. and Mrs. Bruce D. Johnson

1017 Homedale
Klamath Falls OR 97603

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

As Above

KATHRYN LOUISE WALKER, who acquired title as Kathryn Louise Hawkins, hereinafter called GRANTOR(S), convey(s) to BRUCE D. JOHNSON and BERNIE M. JOHNSON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. . . .

"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 30.390."

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,

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 \$15,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 13th day of June, 1995.

Kathryn Louise Walker
KATHRYN LOUISE WALKER

STATE OF OREGON, County of)ss.

On this 13th day of June, 1995, personally appeared the above named KATHRYN LOUISE WALKER, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1997

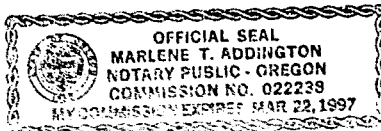


EXHIBIT "A"

A tract of land being a portion of Lot 73, FAIR ACRES SUBDIVISION NO. 1, situated in the NE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the Southwest corner of said Lot 73 bears West, parallel to the South line of said Lot 73, 250.0 feet and South, along the West line of said Lot 73, 155.0 feet; thence East, parallel to the South line of said Lot 73, 250 feet more or less to a point on the East line of that tract of land described in Book M-85 at Page 4330, Deed Records of Klamath County, Oregon; thence North 174 feet to the Northeast corner of said tract; thence West along the North line of said Lot 73, 250 feet, more or less, to a point that bears East 250 feet from the Northwest corner of said Lot 73; thence South, parallel to the West line of said Lot 73, 174 feet to the point of beginning.

CODE 41 MAP 3809-35DA TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of June A.D., 19 95 at 10:26 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 16248

FEE \$35.00

By Bernetha G. Leisch County Clerk