

WARRANTY DEED

Vol. 1195 Page 18676

MTC 35409 MS

LUPE R. JOHNSON and RODNEY T. JOHNSON, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell and convey to

SIDNEY R. ULRICH,

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:

LOT 13, BLOCK 1 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM, MINERAL RIGHTS AS DISCLOSED BY WARRANTY DEED DATED OCTOBER, 1966, RECORDED OCTOBER 25, 1966 IN VOLUME M66, PAGE 11271, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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 \$ 2,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 450 NORTH 11TH STREET, SAN JOSE, CA 95112

Dated this 8th day of July, 1995

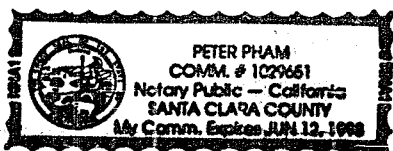
LUPE R. JOHNSON

RODNEY T. JOHNSON

NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF Santa Clarass. July 8, 1995Personally appeared the above named Louise Johnson, Rodney Johnson,and acknowledged the foregoing instrument to be voluntary act.

Before me,

Notary Public for Santa Clara CountyMy commission expires June 12, 1998

(seal)

Return to:

SIDNEY R. ULRICH

450 NORTH 11TH STREET

SAN JOSE, CA 95112

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day of July A.D., 19 95 at 11:30 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 18676.

FEE \$30.00

Bernetha G. Letsch; County Clerk

By Louise Johnson