

## WARRANTY DEED

MTC 35521 DS

KNOW ALL MEN BY THESE PRESENTS, That

JOHN L. JOHNSON, as to an undivided 50% interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
 KENNY D. WALLS AND KAREN L. WALLS, HUSBAND AND WIFE, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Tract No. 11 of TOWNSEND TRACTS, according to the official plat thereof on file in  
 the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent upon the land, if any, as of the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,250.00

~~JOHN L. JOHNSON, as to an undivided 50% interest in the above described premises, has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of July, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, CA. )

County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_

JOHN L. JOHNSON

\_\_\_\_\_ and acknowledged the foregoing instrument  
 to be HIS voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

See attached notary  
 acknowledgement.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires:

(SEAL)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the

day of \_\_\_\_\_, 19 \_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF INYO } S.S.

On JULY 26, 1995 before me,  
JERRY M. CORE

a Notary Public in and for said County and State, personally appeared

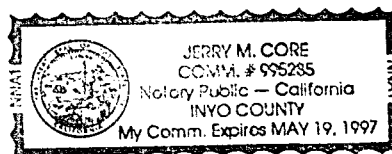
JOHN L. JOHNSON  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

F 2492 (5-91)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co. the 7th day  
of August A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 20894.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller