

10803

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WARRANTY DEED

MTC 36880DS

TERRANCE LEE JOHNSON, ALSO KNOWN AS TERRANCE L. JOHNSON,

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

WILLIAM G. HARDIN AND SANDRA M. HARDIN, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST, AND DUSTIN L. GERBING AND NANCY J. GERBING, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST.,

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:

The Southerly 10 feet of Lot 7 and the Northwesterly 55 feet of Lot 8 in Block 3 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 14 day of Dec., 1995.

Terrance Lee Johnson
TERRANCE LEE JOHNSON

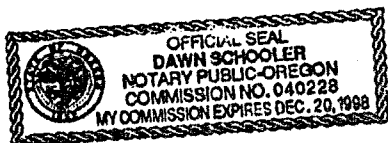
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 14 Dec. 19 95
COUNTY OF Klamath

Personally appeared the above named

Terrance Lee Johnson

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

Return to:

WILLIAM G. HARDIN

4023 Sturdivant

Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co
on this 19th day of Dec A.D., 19 95
at 3:13 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 34574

Bernetha G. Letsch County Clerk

By W. Andrew Miller

Deputy.

Fee, \$30.00

95 DEC 19 P3:13