

96 FEB 28 P2:33



WARRANTY DEED

ASPEN TITLE 0404248

AFTER RECORDING RETURN TO:

JAMES E. JOHNSON

3302 BARRY AVE. P.O. Box 1559

KLAMATH FALLS, OREGON 97603

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

GAIL L. MOWDY hereinafter called GRANTOR(S), convey(s) to JAMES
E. JOHNSON hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

PARCEL 1:

Lot 93A, CASITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TAX LOT 10600

PARCEL 2:

The East 36 feet of Lot 93, CASITAS, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-10CD TAX LOT 10500 (covers additional property)

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$45,000.00.

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 9TH day of FEBRUARY 1996.

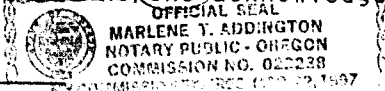
Gail L. Mowdy
GAIL L. MOWDY

STATE OF OREGON
County of KLAMATH

On 2-27, 1996, GAIL L. MOWDY personally appeared before me,
_____, who is personally known to me
_____, whose identity I proved on the basis of _____
_____, whose identity I proved on the oath/affirmation of _____

_____, a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Marlene Y. Addington
Notary Public for OREGON



Continued on next page

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My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of February A.D., 19 96 at 2:33 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 5467

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cathy Russell

[Faint, mirrored text from the reverse side of the page, including "Official Copy" and various legal clauses, is visible through the paper.]

Aspen Title & Escrow, Inc.
Aspen

20 FEB 29 1996

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