FEB 28 P2:33



WARRANTY DEED

ASPEN TITLE 0\$044248

AFTER RECORDING RETURN TO: JAMES E. JOHNSON 3302 BARRY AVE. P.G. 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 PROPERTY 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

STATE OF OREGON County of KLAMATH

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THE SESCROW, INC.

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