

18468

WARRANTY DEED

Vol. m96 Page 14730

MTC37926-HF

NORMAN H. JOHNSTON and CAROL A. JOHNSTON,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFFREY S. DANIELS and PAULA A. DANIELS, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 153,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 77, KENO, OR 97627

Dated this 17th day of May, 1996

Norman H. Johnston
NORMAN H. JOHNSTON

Carol A. Johnston
CAROL A. JOHNSTON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 17th 19 96
COUNTY OF Klamath
Personally appeared the above named NORMAN H. JOHNSTON
AND CAROL A. JOHNSTON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT37926-HF

Return to:
JEFFREY S. DANIELS
P.O. BOX 77
KENO, OR 97627

EXHIBIT "A"
LEGAL DESCRIPTION

14731

A parcel of land located in portions of Lots 15 and 16, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES in the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM

Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00 degrees 05'24" West 108.00 feet; thence South 75 degrees 53'56" West 179.48 feet to a point on the Westerly line of Lot 18; thence North 00 degrees 05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89 degrees 54'36" East 174.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AmeriTitle the 21st day
of May A.D., 19 96 at 11:28 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 14730.

FEE \$35.00

By Bernetha G. Letsch, County Clerk