

19932

Vol. 1296 Page 17896

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044703

AFTER RECORDING RETURN TO:

ROBERT B. JOHNSTON

JOSEPHINE A. JOHNSTON

2071 Gettle St.Klamath Falls, OR. 97601

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

JOHNNY A. SANDERS, hereinafter called GRANTOR(S), convey(s) to
ROBERT B. JOHNSTON and JOSEPHINE A. JOHNSTON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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, Trust Deed, including
the terms and provisions thereof, recorded October 26, 1993, in
Book M-93, Page 28158, Klamath County Mortgage Records, by
beneficial assignment, now in favor of Vernon G. Ludwig and
Ofelia Ludwig, husband and wife, which Trust Deed the Grantees
herein agree to assume and pay according to the terms contained
therein.,

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
\$49,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

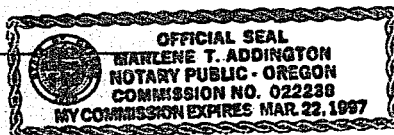
IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of June, 1996.

Johnny A. Sanders
JOHNNY A. SANDERS

STATE OF OREGON, County of Klamath)ss.

On June 14, 1996, personally appeared Johnny A. Sanders, who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon



'96 JUN 17 AM 1:20

EXHIBIT "A"

A portion of Tract 25 of ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract 25, ALTAMONT SMALL FARMS, said point being 528.0 feet distant Westerly from the Northeasterly corner of said tract, and running West along said Northerly boundary line 132.0 feet; thence South 326.8 feet, more or less to a point in the Southerly boundary of said tract; thence East along said boundary of said tract 132.0 feet; thence North 325.6 feet to the point of beginning.

CODE 24 MAP 3909-15CA TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 17th day
of June A.D., 19 96 at 11:20 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 17896

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Quinn M. Mulins