



WARRANTY DEED

#03044900
AFTER RECORDING RETURN TO:

JAMES A. JOHNSON
MELANIE J. JOHNSON
11010 MESA COURT
Klamath Falls, OR 97601

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

RAYMOND A. MARCELLA and ANTOINETTE T. MARCELLA and MARY T.
MARCELLA, hereinafter called GRANTOR(S), convey(s) to JAMES A.
JOHNSON and MELANIE J. JOHNSON, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7, Block 1, KENO HILLSIDE ACRES, in the County of Klamath,
State of Oregon.

Code 21 Map 3908-32C0 TL 1200

"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, 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
\$125,000.00.

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 15th day of June, 1996.

Raymond A. Marcella
RAYMOND A. MARCELLA

Antoinette T. Marcella
ANTOINETTE T. MARCELLA

Mary T. Marcella by Raymond A. Marcella
MARY T. MARCELLA by Raymond Marcella, her Attorney in Fact

Mary T. Marcella by Antoinette T. Marcella
MARY T. MARCELLA by Antoinette T. Marcella, her Attorney in Fact

STATE OF NEVADA, County of Carson)ss.

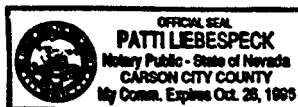
On this 18th day of July, 1996,

Personally appeared the above named RAYMOND A. MARCELLA and
ANTOINETTE T. MARCELLA and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Patti Liebespeck
Notary Public for Nevada
My Commission Expires: 10/21/96

STATE OF NEVADA

County of Carson



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On July 18th, 1996, RAYMOND MARCELLA AND ANOTINETTE MARCELLA,
AS ATTORNEYS IN FACT FOR MARY T. MARCELLA, personally appeared
before me,

_____ who is personally known to me

X whose identity I proved on the basis of Nevada Drivers License

_____ 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.

Patti Liebespeck
Notary Public for Nevada
My Commission Expires: 10/26/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of July A.D., 19 96 at 2:38 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 21712.

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]