

23851

## WARRANTY DEED

26429

MTC38767LW

Vol. 196 Page

BENNY H. JOHNSON and SHERYL F. JOHNSON, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 MELVIN G. ROGERS and LOIS KAREN ROGERS, 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 \$ 73,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 200 PINE STREET, KLAMATH FALLS, OR 97601

Dated this 20<sup>th</sup> day of AUGUST, 19 96

Benny H. Johnson  
 BENNY H. JOHNSON

Sheryl F. Johnson  
 SHERYL F. JOHNSON

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. AUGUST 20<sup>th</sup> 19 96  
 COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

BENNY H. JOHNSON AND SHERYL F. JOHNSON

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby

Notary Public for OREGON

My commission expires 11/20/99

(seal)

ESCROW NO. MT38767-LW

Return to:

MELVIN G. ROGERS  
 200 PINE STREET  
 KLAMATH FALLS, OR 97601



96 AUG 27 AM 11:53

26430

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 5 and 6, Block 19, ORIGINAL TOWN OF LINKVILLE NOW CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly line of Pine Street which 55.0 feet Southwesterly from the most Northerly corner of said Lot 6, Block 19; thence Southeasterly, at right angles to Pine Street, a distance of 72.0 feet; thence Southwesterly, parallel with Pine Street, a distance of 76.5 feet, more or less, to the Northeasterly line of Second Street; thence Northwesterly along the Northeasterly line of Second Street, a distance of 72.0 feet to the Southeasterly line of Pine Street; thence Northeasterly, along the Southeasterly line of Pine Street, a distance of 76.5 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 27th day  
of August A.D., 19 96 at 11:53 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 26429.

FEE \$35.00

Bernetha G Letsch, County Clerk

By *Cheryl L. Lunsford*