

WARRANTY DEED

MT392254W
 M. BRETT JOHNSON and RUTH M. JOHNSON, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 GEORGE M. MURGA and KELLY A. MURGA, 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:

Lot 11 in Block 1 of FIRST ADDITION TO VALLEY VIEW, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

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 \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3405 RAYMOND, KLAMATH FALLS, OR 97003

Dated this 23 day of September, 1996.

M. Brett Johnson
 M. BRETT JOHNSON

Ruth M. Johnson
 RUTH M. JOHNSON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

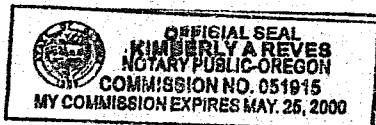
SS. September 23 19 96

COUNTY OF KLAMATH

Personally appeared the above named M. BRETT JOHNSON AND

RUTH M. JOHNSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires _____

(seal)

ESCROW NO. MT39225-KA

Return to:

GEORGE M. MURGA

3405 RAYMOND

KLAMATH FALLS, OR 97003

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of Sept. A.D. 19 96
 at 3:58 o'clock P. M. and duly recorded
 in Vol. M96 of Deeds Page 30309

Bernetha G. Letsch, County Clerk

By Kimberly A. Reeves

Deputy.

Fee, \$30.00

96 SEP 24 P 3:58

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