

## WARRANTY DEED

MTC 39316 MS

CLIFFORD T. BARTLETT and KIMBER L. BARTLETT, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: JOHN ALLEN JOHNSON and NETTIE LOU JOHNSON, 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 \$ 104,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5157 Round Lake Road, Klamath Falls, OR 97601

Dated this 14th day of October, 1996.

Clifford T. Bartlett  
CLIFFORD T. BARTLETT

Kimber L. Bartlett  
KIMBER L. BARTLETT

## NOTARY ACKNOWLEDGEMENT

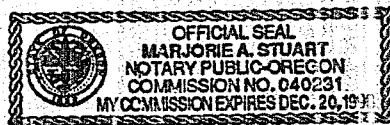
STATE OF Oregon

COUNTY OF Klamath

SS. October 14 19 96

Personally appeared the above named Clifford T. Bartlett and  
Kimber L. Bartlett

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39316-MS

Return to:

JOHN ALLEN JOHNSON  
5157 Round Lake Road  
Klamath Falls, OR 97601

96 OCT 15 P3:21

EXHIBIT "A"  
LEGAL DESCRIPTION

The S1/2 S1/2 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the S1/2 SE1/4 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being that portion of the S1/2 SE1/4 SE1/4 of said Section 8 lying East of the existing graveled road as described in Book M-75 at Page 15158, Deed Records of Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence West, along the South line of said Section 8, 599.50 feet (577 feet by said Deed Volume M-75 at Page 15158) to the center line of said existing graveled road; thence Northerly along the center line of said existing road the following courses; North 58 degrees 36' 29" West 52.79 feet, along the arc of a curve to the right (radius = 125.00 feet, central angle = 51 degrees 28' 10") 112.29 feet, North 07 degrees 08' 19" West 279.10 feet, along the arc of a curve to the left (radius = 500.00 feet, central angle = 26 degrees 50' 35") 234.25 feet, North 33 degrees 58' 54" West 57 feet, more or less, to the North line of the said S1/2 SE1/4 SE1/4; thence Easterly along the said North line to the Northeast corner of said S1/2 SE1/4 SE1/4; thence Southerly 660 feet, more or less to the point of beginning, with bearings based on the South line of the SE1/4 of said Section 8 as being West.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day  
of October A.D., 19 96 at 3:21 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 32675.

FEE \$35.00

Bernetha G. Letsch  
County Clerk

By Kathleen Ross