

28185

UTC39687KA

WARRANTY DEED

Vol. m96 Page 35552

EARL V. HUFFMAN and MARGARET HUFFMAN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 CURTIS GUY JOHNSTON and CAROLYN L. JOHNSTON, as tenants by the entirety,
 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 \$ 152,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 6387 HIGHWAY 66, KLAMATH FALLS, OR 97601

Dated this 8 day of November, 1996.

Earl V. Huffman
 EARL V. HUFFMAN

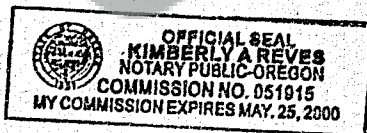
Margaret Huffman
 MARGARET HUFFMAN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. November 8 19 96
 COUNTY OF KLAMATH

Personally appeared the above named EARL V. HUFFMAN AND
MARGARET HUFFMAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves
 Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39687-KA

Return to:

CURTIS GUY JOHNSTON
 6387 HIGHWAY 66
 KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 567.5 feet Northerly from the NW corner of the SW1/4 of SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence Northerly along the section line between Sections 13 and 14 of said Township and Range 427.0 feet; thence North 76 degrees 26' East 96.1 feet; thence South 40 degrees 07' East 703.5 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 49 degrees 53' West 350.3 feet; thence North 40 degrees 07' West 411.8 feet to the point of beginning and lying in the NW1/4 of SW1/4 of said Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon in instrument recorded June 19, 1989 in Volume M89, page 10841, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of November A.D., 19 96 at 3:40 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 35552.

Bernetha G. Letsch County Clerk
By *Bethan G. Letsch*

FEE \$35.00