



# Aspen

TITLE & ESCROW, INC.

96 NOV 19 AM 13

## WARRANTY DEED

#04040201

AFTER RECORDING RETURN TO:

DAVID B. WIGON

C/O ASPEN TITLE

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

MARTIN P. JOHNSON and GLORIA M. JOHNSON, hereinafter called  
GRANTOR(S), convey(s) to DAVID B. WIGON hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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, contracts and/or  
liens for irrigation and/or drainage, 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 TO CLEAR  
CONTRACT.

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 31st day of October, 1996.

[Signature]  
MARTIN P. JOHNSON

[Signature]  
GLORIA M. JOHNSON

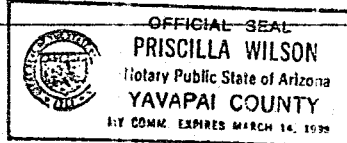
STATE OF ARIZONA, County of Yavapai )ss.

On November 14th, 1996, personally appeared the above named  
MARTIN P. JOHNSON and GLORIA M. JOHNSON and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Priscilla Wilson

Notary Public for Arizona

My Commission Expires:



## EXHIBIT "A"

## PARCEL 1:

Tract 68 of FAIR ACRES SUBDIVISION in the SE 1/4 SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 30 feet and North 0 degrees 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: Continuing North 0 degrees 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom, a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 301.0 feet to an iron pin which is on the West line of Tract 68, FAIR ACRES SUBDIVISION; thence South 0 degrees 11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 131.6 feet to an iron pin; thence East parallel to the South line of said Section 35, a distance of 301.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land in Tract 68 of FAIR ACRES SUBDIVISION NO. 1 in the SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the centerline of Shasta Way, a distance of 30 feet and North 0 degrees 11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: continuing North 0 degrees 11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 170 feet; thence South parallel to the East line of Section 35, a distance of 131.6 feet to a point on the South line of Book M-83 at Page 8260, Microfilm Records of Klamath County, Oregon; thence East parallel to the South line of said Section 35, a distance of 170 feet, more or less to the point of beginning.

CODE 41 MAP 3809-35DD TL 2900

Continued on next page

## EXHIBIT "A" CONTINUED

## PARCEL 2:

The E 1/2 of Tract 67, EXCEPTING THEREFROM the South 263.2 feet,  
FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State  
of Oregon.

CODE 41 MAP 3809-35DD TL 2500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day  
of November A.D., 19 96 at 11:13 o'clock A.M., and duly recorded in Vol. 496  
of Deeds on Page 36265.

FEE \$40.00

Bernetha G. Letsch, County Clerk

By

*Kathleen Ross*