

28749

MTC3A087

## WARRANTY DEED

Vol. 996 Page 36710

THOMAS J. OWENS, AND MONTALEE H. OWENS

Grantor(s) hereby grant, bargain, sell and convey to:  
ROBERT S. JOHNSON

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:

GOVERNMENT LOTS 1 AND 2 AND THE SE1/4 NE1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

1130  
P 2:42  
96 NOV 21

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:  
1996-97 REAL PROPERTY TAXES A LIEN BUT NOT YET DUE OR PAYABLE

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 DEED IS BEING GIVEN FROM THE GRANITOR DIRECTLY TO THE GRANTEE AT THE INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE SERVICES CORPORATION."  
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 \$ I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE  
Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 13 day of Nov, 1996

Thomas J. Owens  
THOMAS J. OWENS

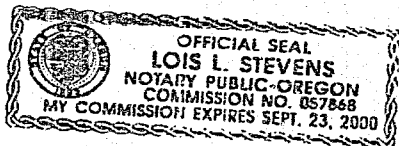
Montalee H. Owens  
MONTALEE H. OWENS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Jackson SS. November 13 1996

Personally appeared the above named Thomas J. OWENS  
and Montalee H. OWENS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lois L. Stevens

Notary Public for OregonMy commission expires 9-23-00

ESCROW NO. AP720213KM

Return to:  
ROBERT S. JOHNSON  
516 S. Modoc  
Medford OR  
97504

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 21st day of November A.D. 19 96  
at 2:42 o'clock P. M. and duly recorded  
in Vol. 996 of Deeds Page 36710  
Bernetha G. Letsch County Clerk  
By Kathleen Ross  
Fee, \$30.00 Deputy.