

MTC40027KR WARRANTY DEED

WILLIAM D. JOHNSON and SUSAN M. JOHNSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
MARIANNE BOGDAN-ANDERSON,
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:

THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 11 1/2
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

^{*Reserving the West 30 feet for roadway purposes}
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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 518 SHELLEY DRIVE, PLEASANT HILL, CA 94523

Dated this 3rd day of December, 1996

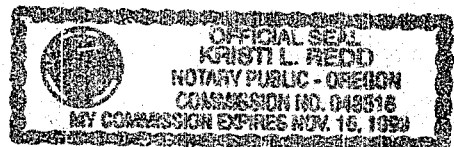
William D. Johnson
WILLIAM D. JOHNSON

Susan M. Johnson
SUSAN M. JOHNSON

STATE OF Oregon
COUNTY OF Klamath SS. December 3 19 96

Personally appeared the above named
WILLIAM D. JOHNSON & SUSAN M. JOHNSON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT40027-KR

Return to:
MARIANNE BOGDAN-ANDERSON
518 SHELLEY DRIVE
PLEASANT HILL, CA 94523

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 4th day of December A.D., 1996
at 11:35 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 37877
Bernetha G. Letsch, County Clerk
By Kathleen Rose
Deputy.

Fee. \$30.00

96 DEC -4 AM 1:35