



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045566

AFTER RECORDING RETURN TO:
Mr. and Mrs. William D. Johnson
3572 Pine Tree Drive
Klamath Falls, OR. 97601

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

JIM P. SPRADLEY, hereinafter called GRANTOR(S), convey(s) to
WILLIAM D. JOHNSON and SUSAN M. JOHNSON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 1 in Block 5 of PINE GROVE PONDEROSA, in the County of
Klamath, State of Oregon.

Code 162, Map 3910-8AD, Tax Lot 200

"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, 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
\$160,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

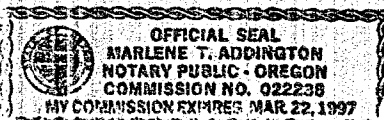
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of December, 1996.

Jim P. Spradley
JIM P. SPRADLEY

STATE OF OREGON, County of Klamath)ss.

On December 16, 1996, personally appeared the above named
Jim P. Spradley and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of December A.D., 1996 at 3:43 o'clock P.M. and duly recorded in Vol. M96
of Deeds on Page 39283

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kathleen Rose