

96 DEC 27 11:31



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. 01045658

AFTER RECORDING RETURN TO:
CARLETON W. GOODERHAM JR.
3137 Gainsborough Dr
Concord Ca 94518

Aspen Title & Escrow
on this 27th day of December A.D., 19 96
at 11:31 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 40059
Bernetha G. Letsch County Clerk
By Kathleen Ross

Fee, \$30.00

Deputy.

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

KENNETH LEROY JOHNSTON and WENDY J. JOHNSTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CARLETON W.
GOODERHAM JR., hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The South 50 feet of Lot 1, Block 102, BUENA VISTA ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-32BB TL 3600

only
"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
\$57,500.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE
NAMED IS DONE AT THE DIRECTION OF PACIFIC ACCOMMODATORS, INC.
AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID
GRANTEE.

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 20th day of December, 1996.

Kenneth Leroy Johnston
KENNETH LEROY JOHNSTON

Wendy J. Johnston
WENDY J. JOHNSTON

STATE OF OREGON, County of Klamath) ss.

On December 20, 1996, personally appeared Kenneth Leroy
Johnston and Wendy J. Johnston who acknowledged the foregoing
instrument to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: 8-15-2000