

NS

32034

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Mr. & Mrs. John E. Johnson
10727 Washburn Way
Klamath Falls, OR 97603Until requested otherwise, send all tax statements to (Name, Address, Zip):
As aboveSPACE RESERVED
FOR
RECORDER'S USE

Vol. M97 Page 2731

STATE OF OREGON, } ss.
County of _____ }I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.Witness my hand and seal of County
affixed.

NAME _____ TITLE _____

By _____, Deputy

ASDEN 45743

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CHRIS C. KERNS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
JOHN E. JOHNSON

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

Lot 4, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM the Westerly 10 feet thereof conveyed to Klamath County by Deed recorded September 17, 1987 in Book M-87 at Page 16949. LESS AND EXCEPT that portion of the above described property deeded to Klamath County by Deed recorded September 4, 1991 in Book M-91 at Page 17665 and by Deed recorded July 8, 1996 in Book M-96 at Page 20146, Microfilm Records of Klamath County, Oregon.

CODE 24 MAP 3909-15BC TL 1400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

SEE ATTACHED EXHIBIT "A"

, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

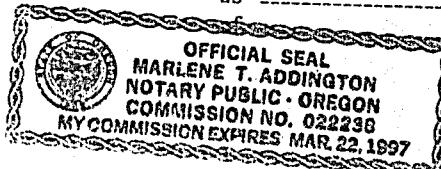
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 29th day of January, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Chris C. Kerns

STATE OF OREGON, County of Klamath, ss.
This instrument was acknowledged before me on January 29, 1997,
by Chris C. Kerns
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Marlene T. Addington
Notary Public for Oregon
My commission expires 3-22-97

97 JAN 30 NO 24

35

EXHIBIT A

1. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Altamont Small Farms.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. This property lies within and is subject to the levies and assessments of the Klamath County Drainage District.

5. Conditions and Restrictions in Deed:

Recorded: August 4, 1930
 Book: 90
 Page: 514
 As follows: "...and reserving to the grantors in easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinbefore described."

6. Resolution #92-010 in the Matter of Acceptance of County Road Right of Way for Washburn Way, recorded September 5, 1991 in Book M-91 at Page 17725.

7. Easement, including the terms and provisions thereof:

Granted to: US West Communications, Inc., a Colorado Corporation
 Recorded: May 28, 1996
 Book: M-96
 Page: 15276
 Fee No.: 18731

8. Resolution #97-001 in the Matter of Acceptance of County Road Right of Way, recorded July 8, 1996 in Book M-96 at Page 20144.

9. Easement, including the terms and provisions thereof, as disclosed by Warranty Deed:

Granted to: Klamath County, a political subdivision of the State of Oregon
 Recorded: July 8, 1996
 Book: M-96
 Page: 20146
 Fee No.: 20949

10. Access Restrictions, including the terms and provisions thereof contained in Deed:

From: Chris C. Kerns
 To: Klamath County, a political subdivision of the State of Oregon
 Dated: June 6, 1996
 Recorded: July 8, 1996
 Book: M-96
 Page: 20146
 Fee No.: 20949

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
 of January 97 A.D., 19 97 at 10:24 o'clock A. M. and duly recorded in Vol. M97
 of Deeds on Page 2731.

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross