

32095

MTC 40158MS
WARRANTY DEED Vol. M97 Page 2849

CAROLYN JOHNSTON and CURTIS JOHNSTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
MARLA E. PASSIEN AND PAUL W. PASSIEN, WIFE AND HUSBAND,
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:

LOTS 185, 186, 187 OF CREGAN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE ^{Office of the} COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4450 CREGAN AVENUE, KLAMATH FALLS, OR 97601

Dated this 28th day of January, 1997.

Carolyn Johnston
CAROLYN JOHNSTON

Curtis Johnston
CURTIS JOHNSTON

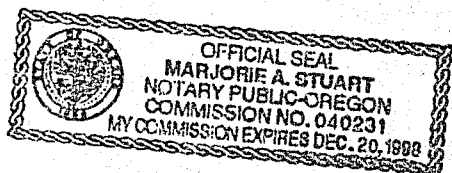
STATE OF Oregon

COUNTY OF Klamath

SS. January 28 19 97

Personally appeared the above named Carolyn Johnston and Curtis Johnston

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40158-MS

Return to:

MARLA E. PASSIEN
4450 CREGAN AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of January A.D., 19 97 at 3:31 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2849

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

97 JAN 30 P3:31