

35819

Vol. 1197 Page 10732

97 APR 10 P3:42



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046039

AFTER RECORDING RETURN TO:

LORA A. WEST

911 N. 8th St.
Klamath Falls, OR 97601

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

RICARDO L. JOHNSON, hereinafter called GRANTOR(S), convey(s) to
LORA A. WEST, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

Car
"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
\$48,000.00.

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

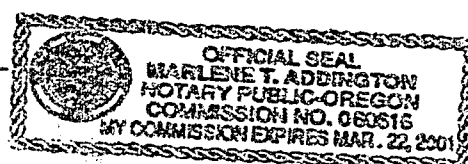
IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of April, 1997

RICARDO L. JOHNSON BY *Dennis Findorff* HIS ATTORNEY-IN-FACT
RICARDO L. JOHNSON by DENNIS
FINDORFF, his Attorney in Fact

STATE OF OREGON, County of Klamath)ss.

On April 9, 1997, personally appeared DENNIS FINDORFF, as
Attorney in Fact for RICARDO L. JOHNSON and acknowledged the
foregoing instrument to be his voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



PARCEL 1:

The Northwesternly 40 feet of the Southeasterly 75 feet of Lot 6, and the Northwesternly 40 feet of the Southeasterly 75 feet of the Southwesterly 28 feet of Lot 7, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

The Southeasterly 35 feet of the Southwesterly 28 feet of Lot 7 and the Southeasterly 35 feet of Lot 6, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CD TL 4200

CODE 1 MAP 3809-29CD TL 4300

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & the 10th day
of April A.D. 19 97 at 3:42 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 10732.

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen R. Ross