

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.

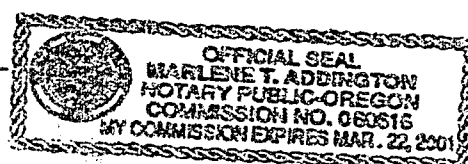
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 11th day of April, 1997

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