



## WARRANTY DEED

ATC NO 05046219  
 AFTER RECORDING RETURN TO:  
 MARGARET E. JOHNSON  
DOSS EBERLEIN  
KLAMATH FALLS, OR  
97601

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

SHERRI POND and GAY L. LEEBERG, hereinafter called GRANTOR(S),  
 convey(s) to MARGARET E. JOHNSON and JOHN C. GAY, not as  
 tenants in common but with full rights of survivorship  
 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 . . . . .

"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  
 \$82,000.00.

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 30 day of April, 1997.

Sherrí Lynn Pond  
 SHERRI POND

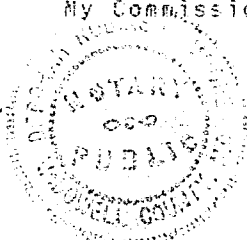
GAY L. LEEBERG  
 GAY L. LEEBERG

STATE OF OREGON, County of Klamath)ss.

On April 30, 1997, personally appeared SHERRI POND and GAY  
 L. LEEBERG who acknowledged the foregoing instrument to be  
 their voluntary act and deed.

Deborah Robinson Moore  
 Notary Public for Oregon North Carolina  
 My Commission Expires: August 15, 2000.

may 5, 1998



## EXHIBIT "A"

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS' TRACTS", Subdivision; thence South 89 degrees 50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of said Subdivision, a distance of 291.99 feet to an iron pin on the Westerly right of way line of Hope Street; thence North 0 degrees 17' East along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing North 0 degrees 17' East along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence South 89 degrees 59' 30" West parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 137.88 feet to an iron pin; thence South 0 degrees 06' 30" West a distance of 97.41 feet to an iron pin; thence North 89 degrees 59' 30" East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, a distance of 137.59 feet to the true point of beginning of this description.

EXCEPTING an easement over and across the Northerly five feet of the above described parcel of land for a water line and construction and maintenance of said water line.

CODE 41 MAP 3909-11BD TL 5800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day  
of May A.D. 19 97 at 11:29 o'clock A. M., and duly recorded in Vol. 897  
of Deeds on Page 13470.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rios