

37369

MTC 41021-MS  
WARRANTY DEED

DANIEL J. JOHNSON, SR. and CAROL M. JOHNSON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DAN W. HAGGARD and PATRICIA GAIL HAGGARD, HUSBAND AND WIFE  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

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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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. Box 524, Merrill, OR 97633

Dated this 7th day of May, 1997.

*Daniel J. Johnson Sr.*  
DANIEL J. JOHNSON, SR.

*Carol M. Johnson*  
CAROL M. JOHNSON

STATE OF Oregon SS. May 7 19 97  
COUNTY OF Klamath

Personally appeared the above named Daniel J. Johnson, Sr. and Carol  
M. Johnson

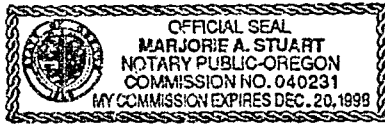
and acknowledged the foregoing instrument to be their voluntary act.

Before me *Marjorie A. Stuart*  
Notary Public for Oregon  
My commission expires 12-20-98

(seal)

ESCROW NO. MT41021-MS

Return to:  
DAN W. HAGGARD  
P.O. Box 524  
Merrill, OR.  
97633



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land situated in Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being further described as follows:

The SW1/4 of the NW1/4, Excepting the Westerly 800 feet; the SE1/4 of the NW1/4; the SW1/4 of the NE1/4, excepting that portion conveyed to Shasta View Irrigation District; the Easterly 132 feet of the NE1/4 of the SW1/4; the NW1/4 of the SE1/4 EXCEPTING that portion conveyed to Shasta View Irrigation District and ALSO EXCEPTING a tract of land and being subject to an ingress-egress easement to said tract described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to said Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3,588.02 feet; thence South 00 degrees 00' 37" East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of a 30.00 foot wide easement (said easement extending from this point South 01 degrees 23' West 365 feet, more or less, to the South line of said NW1/4 of the SE1/4) thence continuing South 89 degrees 23' West 65.00 feet; thence North 00 degrees 37' West 309.00 feet; thence North 89 degrees 23' East 375.00 feet to the point of beginning, with bearings based on a Solar observation. Also known as Parcel 2 of Land Partition 8-85.

**PARCEL 2:**

The Southerly 1,030 feet of the NE1/4 SE1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Shasta View Irrigation District.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day  
of May A.D., 19 97 at 3:36 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 14139

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross