

38579 37

Joseph T. & Joan F. Riker, dba
J. R. Enterprises
5127 Hwy 39, Klamath Falls, OR 97603

Grantor's Name and Address

Kenneth B. & Deborah A. Johnson
5407 Hwy 39
Klamath Falls, OR 97603-9613

Grantee's Name and Address

After recording, return to (Name, Address, Zip)

Kenneth & Deborah Johnson
5407 Hwy 39
Klamath Falls, OR 97603-9613

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kenneth B. & Deborah A. Johnson
5407 Hwy 39
Klamath Falls, OR 97603-9613

SPACE IS RESERVED
FOR
FUTURE USE

STATE OF OREGON
County of _____ } ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.
Witness my hand and seal of County
affixed.

NAME TITLE
By _____ Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Joseph T. and Joan F. Riker, dba J. R. Enterprises
5127 Highway 39, Klamath Falls, OR 97603-9613
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kenneth B. & Deborah A. Johnson,
5407 Hwy 39, Klamath Falls, OR 97603-9613
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows: to-wit:

A tract of land being the southerly 100 feet of parcel 3 of "Land Partition 10-96", situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, T 39S, R 10 E WM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right of way of State Highway 39, being the southwest corner of said parcel 3 from which the $\frac{1}{4}$ corner common to Section 13, T 39 S, R 9 E 11M and said Section 18 bears N01°27'09"W 1053.06 feet; thence along the west boundary of said parcel 3 N00°03'01"W 121.17 feet; thence S55°40'10"E 487.60 feet; thence along the east and south boundary of said parcel 3; S00°03'01"E 121.17 feet and N55°40'10"W 487.60 feet to the point of beginning, containing 1.12 acres.

Subject to: any easements or rights of way of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions

grantor will warrant and forever defend the 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.

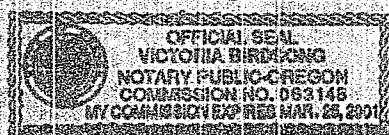
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 30th day of May, 1977; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 90.030.

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on May 30, 1997,
by Joseph T. Baker III
This instrument was acknowledged before me on May 30, 1997,
by Don F. Baker
as _____



Notary Public for Oregon
My commission expires 3-25-2001

TRU SURVEYING, INC. LINE
TELEPHONE 541-324-0621
2333 SUMMIT LANE • KLAMATH FALLS, OREGON 97603

APRIL 21, 1997

LEGAL DESCRIPTION FOR
PROPERTY LINE ADJUSTMENT 7-97

A TRACT OF LAND BEING THE SOUTHERLY 100 FEET OF PARCEL 3 OF
"LAND PARTITION 10-96", SITUATED IN THE NW1/4 SW1/4 OF SECTION
18, T39S, R10EW, KLAMATH COUNTY, OREGON, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF STATE
HIGHWAY 39, BEING THE SOUTHWEST CORNER OF SAID PARCEL 3 FROM
WHICH THE 1/4 CORNER COMMON TO SECTION 13, T39S, R9EW AND SAID
SECTION 18 BEARS N61°27'09"W 1053.06 FEET; THENCE ALONG THE WEST
BOUNDARY OF SAID PARCEL 3 N00°03'01"W 121.17 FEET; THENCE
S55°40'10"E 487.60 FEET; THENCE ALONG THE EAST AND SOUTH BOUNDARY
OF SAID PARCEL 3; S00°03'01"E 121.17 FEET AND N55°40'10"W 487.60
FEET TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES.

SUBJECT TO: ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12-31-97

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of J.R. Enterprises the 2nd day
of June A.D., 19 97 at 3:10 o'clock P. M. and duly recorded in Vol. M97
of Deeds on Page 16808

FEE \$35.00

By Bernetha G. Letch, County Clerk