

WTC 4465-KA
WARRANTY DEED

VIRGINIA M. PHILLIPS,
Grantor(s) hereby grant, bargain, sell and convey to:
TRUMAN T. JOHNSON and FLOY M. JOHNSON, 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 KIAMATH and State of Oregon, to wit:

Lot 3 in Block 48 of HILLSIDE ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

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.

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 \$ 114,000.00.

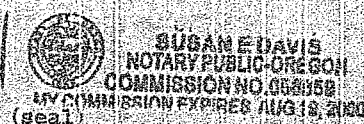
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 240 HILLSIDE AVENUE, KIAMATH FALLS, OR 97601

Dated this 2nd day of June, 1997.

Virginia M. Phillips
VIRGINIA M. PHILLIPS

STATE OF OREGON ss. June 2 19 97
COUNTY OF KLAMATH
Personally appeared the above named VIRGINIA M. PHILLIPS

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Susan E. Davis
Notary Public for Oregon
My commission expires Aug. 12, 2000

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT41355-KA

Return to:

TRUMAN T. JOHNSON
240 HILLSIDE AVENUE
KIAMATH FALLS, OR 97601

Amerititle
on this 2nd day of June A.D. 1997
at 3:48 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 16856

Bernetha G. Lersch, County Clerk

by Kathleen Brown
Fee \$30.00 Deputy