

WARRANTY DEED

MT 41889-KR

CURTIS GUY JOHNSTON and CAROLYN L. JOHNSTON, as tenants by the entirety,

Grantor(s) hereby grant, bargain, sell and convey to:

DAVID L. FOSTER,

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

97 JUL 23 AM 11

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 \$ 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 21st day of July, 1997.

Curtis Guy Johnston
CURTIS GUY JOHNSTON

Carolyn L. Johnston
CAROLYN L. JOHNSTON

STATE OF Oregon
COUNTY OF Klamath SS. July 21 19 97

Personally appeared the above named _____

Carolyn L. Johnston and Curtis Guy Johnston

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

(sea.)

ESCROW NO. MT41889-KR

Return to:
DAVID L. FOSTER

MT 41889-KK
EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 567.5 feet Northerly from the NW corner of the SW1/4 of SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence Northerly along the section line between Sections 13 and 14 of said Township and Range 427.0 feet; thence North 76 degrees 26' East 96.1 feet; thence South 40 degrees 07' East 703.5 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 49 degrees 53' West 350.3 feet; thence North 40 degrees 07' West 411.8 feet to the point of beginning and lying in the NW1/4 of SW1/4 of said Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon in instrument recorded June 19, 1989 in Volume M39, page 10841, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of July A.D., 19 97 at 11:11 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 23165

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross