

48344

MTC 42699-MS
WARRANTY DEED Vol. 1797 Page 38243

CARMEN M. CARAMES,

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

ARTHUR G. JOHNSTON and G. TINA JOHNSTON, 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.

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 \$ 91,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 250 BELTON ROAD, ST. HELENS, OR 97051

Dated this 12 day of Nov., 1997

Carmen M. Carames
CARMEN M. CARAMES

STATE OF

Oregon

COUNTY OF

Clackamas

ss.

November 12 19 97

Personally appeared the above named

Carmen M. Caramesand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Christine SmithNotary Public for Oregon/ClackamasMy commission expires 4/22/00

(seal)

ESCROW NO. MT42699-MS

Return to:

ARTHUR G. JOHNSTON
250 Belton Road
St. Helens, OR 97051

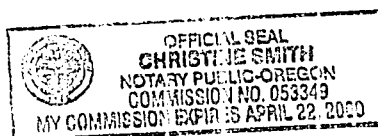


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16, OUSE KILA HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT the following:

Beginning at the Southwest corner of said Lot 16; thence Southeasterly along the South boundary of said Lot 16, 1.50 feet; thence Northeasterly, 130.00 feet, more or less to the Northwest corner of said Lot 16; thence Southwesterly along the West boundary of said Lot 16, 130.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of November A.D. 19 97 at 11:23 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 38249.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rosa