

51107

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WARRANTY DEED

GARY E. GRIFFITH and KAREN L. GRIFFITH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM D. JOHNSON and SUSAN 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 KLAMATH and State of Oregon, to wit:

The NW1/4 NW1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, 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 FEED 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 \$ 233,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 810 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603

Dated this 5 day of January, 1998

Gary E. Griffith
GARY E. GRIFFITH

Karen L. Griffith
KAREN L. GRIFFITH

STATE OF OREGON

SS. January 5 19 98

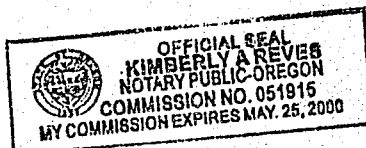
COUNTY OF KLAMATH

Personally appeared the above named GARY E. GRIFFITH AND

KAREN L. GRIFFITH

and acknowledged the foregoing instrument to be they voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43298-KA

Return to:

WILLIAM D. JOHNSON
810 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 5th day of January A.D., 1998
at 3:47 o'clock P. M. and duly recorded
In Vol. MSB of Deeds Page 240

Bernetha G. Letsch, County Clerk

Fcc,

\$30.00

Deputy.