

51767

MTC 42962-KA
WARRANTY DEED Vol. 1198 Page 1572

GERALD ROMINE AS TRUSTEE OF THE LASSEN TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL T. JOHNSON,

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 \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3207 HILYARD AVENUE, KLAMATH FALLS, OR 97603

Dated this 8 day of January, 1998.

LASSEN TRUST

BY: [Signature] TRUSTEE
GERALD ROMINE

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on January 8, 1998

by GERALD ROMINE

as TRUSTEE

of LASSEN TRUST

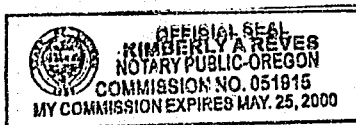
Kimberly A. Reeves
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT42962-KA

Return to:

MICHAEL TODD JOHNSON
3207 HILYARD AVENUE
KLAMATH FALLS, OR 97603



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EXHIBIT "A"
LEGAL DESCRIPTION

The W1/2 of Lot 19, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southerly 10 feet which was conveyed to Klamath County, a municipal organization, by Deed recorded May 19, 1961 in Book 329 at Page 607, and the Easterly 12 feet running North and South of Lot 18, Block 5, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the Southerly 10 feet which was conveyed to Klamath County, a municipal organization by Deed recorded May 19, 1961 in Book 329 at Page 609, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of January A.D., 19 98 at 3:44 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 1572.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross