

53459

98 FEB 20 P2:56

Vol. 198 Page 5537

WARRANTY DEED

ATC # 0104723-5

AFTER RECORDING RETURN TO:
JAMES DANIEL STORY
JAMES DANIEL STORY JR.
BOBBIE JO STORY

2775 Avalon
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

D.T. WALTON AND LARRY JOHNSON AS TENANTS IN COMMON, hereinafter called GRANTOR(S), convey(s) and warrants to JAMES DANIEL STORY, JAMES DANIEL STORY JR. AND BOBBIE JO STORY NOT AS TENANTS IN COMMON BUT WITH THE RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH THE FOLLOWING MANUFACTURED HOMES

1973 SHEL8 HT VIN # 12602FKJS4133

"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 30.390."

This deed is given to terminate the life estate of Larry Johnson as disclosed by instrument recorded January 27, 1992 in Book M-92 at Page 1616 and as disclosed by instrument Recorded February 20, 1992 in Book M-92 at Page 3462.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and unrecorded contract as disclosed by assignment recorded September 14, 1970 and assigned by instrument Recorded November 9, 1972 in Book M-72 at Page 12933, and the right title and interest of Clarence Elmer Rupe and Elsie Marie Rupe husband and wife as disclosed by assignment of Real Estate Contract recorded November 9, 1972 in Book M-72 at Page 12933,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of February 1998.

Larry Johnson
LARRY JOHNSON

D.T. Walton
D.T. WALTON

STATE OF OREGON, County of Klamath)ss.

On FEBRUARY 20, 1998, personally appeared D.T. WALTON AND LARRY JOHNSON who acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Continued on next page

WARRANTY DEED
PAGE 2

[Signature]
Notary Public for OREGON

My Commission Expires: 05/31/98

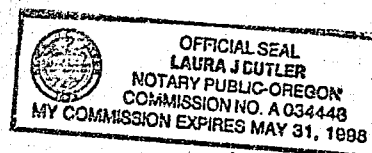


EXHIBIT "A"

PARCEL 1:

The West 76 feet of Lot 4, Block 2, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundary of Bisbee Street.

CODE 41 MAP 3909-3DB TL 3500

PARCEL 2:

Beginning at a point North 66 degrees 55' West 382.6 feet of a point 20 feet West and 22.4 feet South of a point marked by a 1 inch iron pipe in the South line of the Oregon California and Eastern Railroad right of way 16.3 feet West and 540 feet North 0 degrees 15' West of the Northeast corner of the SW 1/4 of the SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 21' West 172.9 feet; thence South 28 degrees 48' East 288.3 feet; thence North 89 degrees 53' East 31.4 feet; thence North 0 degrees 39' East 250.6 feet to the point of beginning, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3DB TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of February A.D., 19 98 at 2:56 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 5537

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross