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TITLE &amp; ESCROW, INC. #02047182

WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.Vol. M98 Page 6351

Filed for record at request of:

AFTER RECORDING RETURN TO:  
CAROLINE F. ADAMS  
CAROL A. ROGERS  
4625 Denver Avenue  
Klamath Falls, Oregon 97603

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

Aspen Title &amp; Escrow

on this 26th day of February A.D., 1998  
at 3:45 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 6351

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

SHIRLEY F. JOHNSON, hereinafter called GRANTOR(S), convey(s)  
and warrants to CAROLINE F. ADAMS and CAROL A. ROGERS, not as  
tenants in common but with full rights of survivorship,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 16, Block 4, FIRST ADDITION TO ALTAMONT ACRES, in the  
County of Klamath, State of Oregon.

Code 41 Map 3909-3CD TL 5300

"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."

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 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 19th day of February 1998.

x Shirley F. Johnson  
SHIRLEY F. JOHNSON

STATE OF Florida, County of Polk )ss.

On February 19, 1998, personally appeared Shirley F. Johnson  
who acknowledged the foregoing instrument to be their voluntary  
act and deed.

Susan Atchison Green  
Notary Public for State of Florida  
My Commission Expires: 1/4/2002

