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MTC 43939-KA  
WARRANTY DEED Vol. M98 Page 10247

THOMAS P. MICHELS, TRUSTEE OF THE R.P. MICHELS FAMILY TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DOUGLAS MELVIN 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:

Lots 7, 8, and 9 in Block 4 of WEST CHILOQUIN, according to the official  
plat thereof on file in the office of the County Clerk of 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 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1113 S.E HILL, ALBANY, OR 97321

Dated this 26<sup>th</sup> day of March, 1998.

R.P. MICHELS FAMILY TRUST

BY: THOMAS P. MICHELS TRUSTEE

STATE OF OR  
COUNTY OF Territory of Guam SS. March 26 19 98

Personally appeared the above named THOMAS P. MICHELS AS TRUSTEE OF THE  
R.P. MICHELS FAMILY TRUST

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Terresita A. Diaz  
Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_

ESCROW NO. MT43939-KA

Return to:  
DOUGLAS MELVIN JOHNSON  
1113 S.E HILL  
ALBANY, OR 97321

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day  
of March A.D., 19 98 at 9:12 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 10247

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Kathleen Kress