MTC 44092-KA

57733

WARRANTY DEED

Vol. M98 Page 15337

KAREN H. LEE,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANNY L. JOHNSON and BRENDA K. 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 Southerly 40.9' of Lot 18 and the Northerly 56.83' of Lot 19, Block 3, SHADOW HILLS NO. 1, 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 $ 84,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1321 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 5 day of May, 1998

Karen H. Lee
KAREN H. LEE

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA ss. May 5th 1998

Personally appeared the above named KAREN H. LEE

and acknowledged the foregoing instrument to be her voluntary act.

Before me:
Stanley Duain Schroeppler
Notary Public for SANTA CLARA County
My commission expires
State of California
MY COMMISSION EXPIRES AUGUST 31, 1999

(seal) Stanley Duain Schroeppler
Comm. No. 1070044
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Commission Expires
August 31, 1999

ESCROW NO. MT44092-KA

Return to:
DANNY L. JOHNSON
1321 SUMMERS LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
Amerittitle
on this 7th day of May A.D., 1998
at 9:48 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 15337
Bernetha G. Letsch, County Clerk
By Kathleen Rosa Deputy
Fee $30.00

96 MAY -7 AM 9:48