



WARRANTY DEED

ATC# 05047829

ASPEN TITLE ESCROW NO. 05047829
AFTER RECORDING RETURN TO:

Elizabeth Ann Buckley

P.O. Box 177

Midland, OR 97634

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

ERNEST J. JOHNSON AND LOUISE S. JOHNSON, hereinafter called
GRANTOR(S), convey(s) to ELIZABETH ANN BUCKLEY, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

The Easterly 40 feet of Lot 1 and the Easterly 40 feet of Lot
2, Block 5, DIXON SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TL 900
CODE 1 MAP 3809-33AB TL 800

"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, AND Trust Deed
in favor of Johnny Allen Sanders, recorded March 11, 1994 in
Book M94 at page 7576, and Assignment recorded October 19, 1994
in Book M94 at page 32588, which Grantee herein hereby assumes
and agrees to pay and hold Grantor herein harmless therefrom
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
\$27,000.00.

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 10th day of June, 1998.

Ernest J. Johnson
ERNEST J. JOHNSON

Louise S. Johnson
LOUISE S. JOHNSON

STATE OF OREGON, County of Klamath)ss.

On June 16th, 1998, personally appeared Ernest J. Johnson who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Linda L. Zeller
Notary Public for Oregon

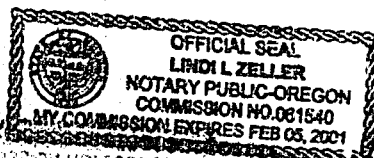
My Commission Expires: February 5, 2001

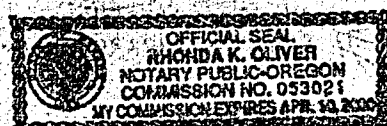
STATE OF OREGON, County of Klamath)ss

The foregoing instrument was acknowledged before me, this 16th
day of June, 1998, by Louise S. Johnson who acknowledged the
foregoing instrument to be her voluntary act and deed.

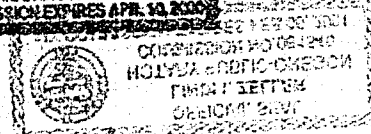
Before me: [Signature] RRO [Signature] KOC

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PAGE 2

Notary Public for Oregon
My commission expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of June A.D., 19 98 at 3:33 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 20912

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Raso

THE STATE OF OREGON, COUNTY OF KLAMATH: ss.
I, the undersigned, Notary Public for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording, and that the same was duly recorded in Vol. M98, of Deeds, on Page 20912, this 17th day of June, A.D., 1998, at 3:33 o'clock P.M., and duly recorded in Vol. M98, of Deeds, on Page 20912.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at Medford, Oregon, this 17th day of June, A.D., 1998.

Bernetha G. Letsch, County Clerk

WITNESSES my hand and the seal of my office, at Medford, Oregon, this 17th day of June, A.D., 1998.

Notary Public for Oregon

WITNESSES my hand and the seal of my office, at Medford, Oregon, this 17th day of June, A.D., 1998.

WITNESSES my hand and the seal of my office, at Medford, Oregon, this 17th day of June, A.D., 1998.