



63539

'98 JUL 28 P3:37

Vol. 1798 Page 27641

## WARRANTY DEED

ATC 05047756

ASPEN TITLE ESCROW NO. 05047756  
AFTER RECORDING RETURN TO:

LINKVILLE INVESTMENTS, LLC  
4738 STURDIVANT AVENUE  
KLAMATH FALLS, OR 97603

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

DAVID SCOTT JOHNSON, hereinafter called GRANTOR(S), convey(s)  
to LINKVILLE INVESTMENTS, LLC, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 12, EMPIRE TRACTS, in the County of Klamath, State of  
Oregon.

CODE 41 MAP 3809-35CC TL 4900

"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

1) Covenants, conditions, restrictions, reservations,  
rights, rights of way and easements of record, if any, and  
apparent upon the land.

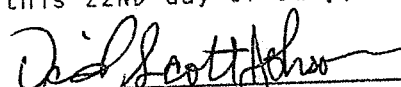
2) SEE ATTACHED EXHIBIT "A"

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  
\$26,000.00.

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 22ND day of July, 1998.

  
DAVID SCOTT JOHNSON

STATE OF OREGON                    )  
  )ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 22nd  
day of July, 1998, by David Scott Johnson.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

## EXHIBIT " A "

## Unpaid taxes for the year 1997-1998

Original Amount : \$342.67  
 Interest : \$ 13.71  
 Levy Code : 41  
 Account No. : 3809-35CC-4900  
 Key No. : 447724  
 (Above amount good through May 15, 1998.)

## Unpaid taxes for the year 1996-1997

Original Amount : \$350.62  
 Interest : \$ 70.11  
 Levy Code : 41  
 Account No. : 3809-35CC-4900  
 Key No. : 447724  
 (Above amount good through May 15, 1998.)

## Unpaid taxes for the year 1995-1996

Original Amount : \$343.17  
 Interest : \$123.53  
 Levy Code : 41  
 Account No. : 3809-35CC-4900  
 Key No. : 447724  
 (Above amount good through May 15, 1998.)

## County Liens of the County of Klamath:

For: Improvements  
 Balance: \$71.22, plus interest  
 Assessment #: 91  
 Page: 367  
 Entered: April 6, 1972

## Judgment in the State Circuit Court:

In Favor of: Klamath County, a political subdivision of the State of Oregon  
 Against: Gordon L. Johnson & Margaret K. Johnson  
 Suit No.: 89-1891CV  
 Entered: July 17, 1989  
 Costs: \$154.00, plus interest  
 The attorney of record is: Michael L. Spencer

## Judgment transcribed from the District Court of Klamath County to the Circuit Court:

In Favor of: Klamath County Building Department  
 Against: Margaret K. Johnson  
 Transcript No.: 94-1630CV District Court No.: 93-2833CV  
 Entered: April 29, 1994  
 Amount: \$500.00, plus interest

## Judgment transcribed from the District Court of Klamath County to the Circuit Court:

In Favor of: Klamath County Building Department  
 Against: Margaret K. Johnson  
 Transcript No.: 94-1631CV District Court No.: 94-72CV  
 Entered: April 29, 1994  
 Amount: \$750.00, plus interest

## Lien:

For: Nuisance Abatement  
 In favor of: Klamath County  
 Against: Margaret K. Johnson  
 Recorded: August 1, 1994  
 Book: M-94  
 Page: 23469  
 Fee No.: 85156  
 Amount: \$1,606.25

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day  
 of July A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 27641

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Rosa