

69398

98 NOV -9 P3.35

MTC 46398-KC

WARRANTY DEED Vol. M98 Page 41018

MICHAEL C. JOHNSON and KATHLEEN M. JOHNSON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY L. MELGER,

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 9 AND 10 IN BLOCK 29 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO. 2, 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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 9270 Spoonbill Drive, Bonanza, OR 97623

Dated this 6 day of November, 1998.

Michael C. Johnson

MICHAEL C. JOHNSON

Kathleen M. Johnson

KATHLEEN M. JOHNSON

STATE OF Oregon

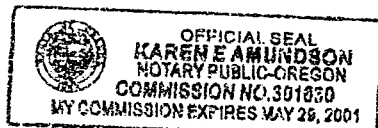
COUNTY OF Klamath

ss. Nov 6 19 98

Personally appeared the above named Michael C. Johnson

Kathleen M. Johnson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Amundson
Notary Public for Oregon
My commission expires 5-25-01

ESCROW NO. MT46398-KC

Return to:

RANDY L. MELGER
9270 Spoonbill Drive
Bonanza, OR 97623

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 9th day of November A.D. 1998
at 3:35 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41018

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.