

98 NOV 19 P2:52

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that James A. Johnson and Linda R. Johnson, as tenants in common, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto James A. Johnson and Linda R. Johnson, husband and wife, hereinafter known as Grantees, a 5/6ths interest in the following described premises, situated in Klamath County, Oregon, to-wit:

As shown on attached Exhibit "A"

The true and actual consideration paid for this transfer is: TO CHANGE VESTING OF TITLE.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 18th day of November, 1998.

James A. Johnson
Linda R. Johnson

STATE OF OREGON)
County of)

SS Dated: November 18, 1998.

Personally appeared the above named James A. Johnson and Linda R. Johnson and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

William L. Sisemore
Notary Public for Oregon
My Commission Expires: Oct 8, 2002

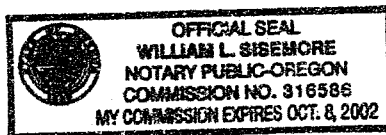


EXHIBIT "A"

A tract of land within the parcel of real property in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T. 38 S., R. 9 E.W.M. described in Vol. 281, page 166 of the Deed Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the 1/16 corner in the center of the NW $\frac{1}{4}$ of said Section 34; thence North 89°25' West 561.1 feet along the South boundary and North 0°19' West, 30 feet along the West boundary of above said parcel of real property to the true point of beginning; thence continuing North 0°19' West, 746.3 feet along the said West boundary of said parcel to the North boundary of same; thence South 89°25' East 561.1 feet along the said North boundary of said parcel to the East boundary of same; thence South 0°19' East along said East boundary a distance of 171.8 feet; thence South 43°53' West 347.95 feet; thence North 88°49' West 178.3 feet; thence South 0°41' East, 161.64 feet; thence South 59°11' West 79.1 feet; thence South 29°30' West 147.1 feet to the true point of beginning.
 SUBJECT TO: Reservations, Restrictions, easements and liens of record and those apparent on the land and liens of the City of Klamath Falls for utilities.

Less the following described real property conveyed to Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume 311, Page 227 of the Klamath County Deed Records, more particularly described as follows:

Beginning at the Southwest corner of said Deed Volume 311, Page 227, said point being 47.75 feet left of Engineer's Station 14+11.88 of Foothill Boulevard, from which the NW 1/16 corner of said Section 34 bears South 00° 21' 44" East, 30.00 feet and North 89° 36' 16" East, 561.10 feet; thence along the West line of said Deed Volume 311, Page 227, North 00° 21' 44" West, 33.81 feet; thence South 73° 47' 46" East, 17.27 feet; thence South 29° 27' 16" West, 33.30 feet to the point of beginning, containing 280 square feet, 0.006 acres, with bearings based on Foothill Boulevard.

After recording return to:
James A/Linda R Johnson
2515 California Ave
Klamath Falls, OR 97601

Until a change is requested,
 send all tax statements to:
James A/Linda R Johnson
2515 California Ave
Klamath Falls, OR 97601

STATE OF OREGON)
 County of Klamath) SS
 I certify that the within instrument was
 received for record on the 19th day of
November, 1998, at 2:52 o'clock
P. M., and recorded in book M98 on page
42465 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.
Bernetha G. Letsch, Co. Clerk
 BY Beth Ann Rosa Deputy

Fee: \$30.00