

71648

Vol. 1198 Page 46204

After recording return to:

98 DEC 17 AM 11:18

JAMES K. JOHNSON643 N. LOCUST ST.CANBY, OR 97013

TITLE ORDER NO: K-53026

KEY ESCROW NO: 41-1946

Until a change is requested tax statements  
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

JERRY L. CONOVER, an individual Grantor,

conveys and warrants to:

JAMES K. JOHNSON and JULIE A. JOHNSON, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 129998

Map No: 2309-12B-1400

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 consideration for this conveyance is \$44,000.00. However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 6th day of November, 1998.

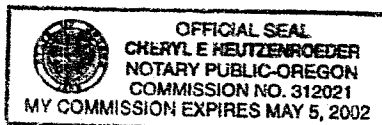
GRANTOR(S):

Jerry L. Conover  
JERRY L. CONOVER

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on November 6, 1998,  
by JERRY L. CONOVER

Cheryl E. Heutzenroeder  
Notary Public for Oregon

My commission expires: may 5, 2002

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## EXHIBIT "A"

Lot 3 in Block 11 of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Easements for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, and reservations shown on said plat as follows: "...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Plan may provide."

2. Declaration of Wagon Trail Ranch, including the terms and provisions thereof,  
Recorded : August 30, 1972, in Volume M72 at page 9766, Deed records of Klamath County, Oregon  
as set forth in Declaration Establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, And annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, in Volume M79 page 28494, Deed records of Klamath County, Oregon.

3. Right of Way Easement, including the terms and provisions thereof,  
Dated : October 21, 1981  
Recorded : November 5, 1981, in Volume M81 page 19298, Deed records of Klamath County, Oregon  
By : Brooks Resources Corporation

4. Electric Line Right of Way Easement, including the terms and provisions thereof,  
Dated : October 5, 1988  
Recorded : February 9, 1989 in Volume M89 page 2577, Deed records of Klamath County, Oregon  
From : Jerry L and Chris Conover  
To : Midstate Electric Cooperative Inc., a cooperative

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day  
of December A.D., 19 98 at 11:18 o'clock A.M., and duly recorded in Vol. M98  
of Deeds on Page 46204

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross