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99 FEB 18 P2:51

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After recording return to (Name, Address, Zip)

DAVID R. WEIGANT

460 HAVENCREST COURT

KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to

Same

K53398

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RODNEY D. JOHNSON and LAURA E. ALLEN, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

David R. Weigant, An Estate in Fee Simple

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Lot 19 in Block 10, TRACT 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land. (Numbers 1, 2, 3, 4, 5 on Preliminary Title Report K53398B dated January 28, 1999.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$155,000.00. ~~However, the actual consideration consists of an interest in other property or value given or promised which is the whole (part of the) consideration (indicate which).~~ (The sentence between the symbols ^, if not applicable, should be deleted See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of February, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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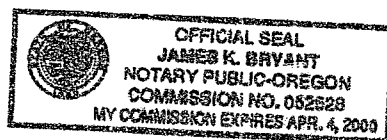
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Rodney D. Johnson
RODNEY D. JOHNSON

Laura E. Allen
LAURA E. ALLEN

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

This instrument was acknowledged before me on DECEMBER 23, 19 98
by RODNEY D. JOHNSON and LAURA E. ALLEN.



James K. Bryant
NOTARY PUBLIC
Print Name JAMES K BRYANT
My Commission expires 4-4-2000

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 18th day
of February A.D., 1999 at 2:51 o'clock P.M., and duly recorded in Vol. M99
of Deeds on Page 5678

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa