

WARRANTY DEED  
MTC 47633-MS

Vol 1799 Page 12972

99 APR 12 AM 1:49

SHIRLEY A. MORSE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BRETT T. A. JOHNSON,

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:

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

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 \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5943 HARPOLD ROAD, BONANZA, OR 97623

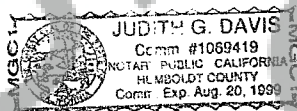
Dated this 30 day of MARCH, 1999

Shirley A. Morse  
SHIRLEY A. MORSE

STATE OF CALIFORNIA ss. March 30 1999  
COUNTY OF Humboldt  
Personally appeared the above named SHIRLEY A. Morse

and acknowledged the foregoing instrument to be a voluntary act.

Before me:



Judith G. Davis  
Notary Public for State of CA  
My commission expires Aug 20, 1999

ESCROW NO. MT47633-MS

Return to:

BRETT T. A. JOHNSON  
5943 HARPOLD ROAD  
BONANZA, OR 97623

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EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the E1/2 of the NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the West line of the said E1/2 of the NW1/4 said point being South 89 degrees 58' 36" East 1,319.48 feet and North 00 degrees 17' 46" East 594.09 feet from the West 1/4 corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of the said E1/2 of the NW1/4 993.05 feet; thence South 89 degrees 42' 14" East 60.00 feet; thence South 35 degrees 21' 30" East 486.98 feet; thence South 54 degrees 16' 48" East 220.90 feet; thence South 48 degrees 26' 22" West 703.35 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of April A.D. 1999 at 11:49 o'clock A. M. and duly recorded in Vol. M99  
of Deeds on Page 12972

Linda Smith, County Clerk

FEE \$35.00

by

Kathleen Rose