

1999 AUG -3 PM 3:44

MTG 48731-MS  
WARRANTY DEED

Vol M99 Page 31148

**CHRIS C. DANUSER and PATRICIA ANN DANUSER, as tenants by the entirety,**

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

**MICHAEL R. JOHNSON and JUDITH K. HASSEN, husband and wife,**

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:

**LOT 1 IN BLOCK 4 OF MOYINA MANOR, 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 \$ **114,500.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **2003 CARLSON DRIVE, KLAMATH FALLS, OR 97603**

Dated this 28TH day of JULY, 1999

SEE SIGNATURE PAGE ATTACHED  
HERETO AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ ss. \_\_\_\_\_, 19\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

MICHAEL R. JOHNSON  
2003 CARLSON DRIVE  
KLAMATH FALLS, OR 97603

EXHIBIT "B"  
SIGNATURE PAGE

Chris C. Danuser  
CHRIS C. DANUSER

\_\_\_\_\_  
PATRICIA ANN DANUSER

State of California

County of Butte

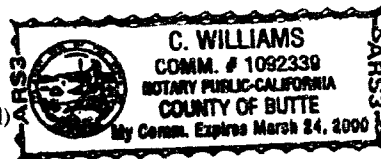
} SS.

On 8-2-99 before me, C. Williams  
Notary Public, personally appeared Chris C. Danuser,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature C. Williams

(Seal)



#20546

SS. \_\_\_\_\_

19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

EXHIBIT "B"  
SIGNATURE PAGE

CHRIS C. DANUSER

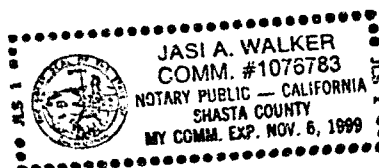
*Patricia Ann Danuser*  
PATRICIA ANN DANUSER

STATE OF CaliforniaSS. July 29, 19 99COUNTY OF ShastaPersonally appeared the above named Patricia Ann Danuserand acknowledged the foregoing instrument to be a voluntary act.

WITNESS My hand and official seal.

(seal)

*Jasi A. Walker*  
Notary Public  
State of California  
My Commission expires: 11/6/99



STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 8/03/99, at 3:44 p.m.  
In Vol. M99 Page 31148  
Linda Smith,  
County Clerk Fee \$ 40- KR