

1999 OCT 14 PM 3:46

MT49136-KR
WARRANTY DEED

Vol M99 Page 40931

KARL H. JOHNSON,

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

RONALD B. HENDRICKSON and JEANNETTE L. HENDRICKSON, 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:

THE WEST 1/2 OF LOT 16 IN BLOCK 2 OF BRYANT TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3809-034DD-04400-000

MAP/TAX LOT: 446002

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 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3936 FRIEDA AVENUE, KLAMATH FALLS, OR 97603

Dated this 12 day of October, 1999.

KARL H. JOHNSON

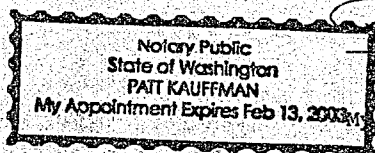
BY: *Karl H. Johnson*
Ronald B. Hendrickson, Attorney-in-fact

RONALD STERLAND, HIS
ATTORNEY-IN-FACT

State of WASHINGTON

County of Snohomish

This instrument was acknowledged before me on October 12, 1999 by RONALD STERLAND AS ATTORNEY-IN-FACT FOR KARL H. JOHNSON.



Patt Kauffman
(Notary Public)

commission expires 2-13-03

ESCROW NO. MT49136-KR

Return to:

RONALD B. HENDRICKSON
3936 FRIEDA AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/14/99, at 3:46 p.m.

In Vol. M99 Page 40931

Linda Smith,

County Clerk

Fee \$ 30.00