

1999 NOV 10 AM 11:42

MTC 49426-KR
WARRANTY DEED

Vol M99 Page 44872

WILLIAM B. JOHNSON AND MARY A. JOHNSON AS TRUSTEES OF THEIR SUCCESSORS IN TRUST UNDER THE JOHNSON LOVING TRUST DATED JULY 29, 1992, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JUAN MANUEL MENDEZ and ROSA E. MENDEZ, 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:

LOTS 7 AND 8 AND THE NORTH 40 FEET OF LOT 6, BLOCK 28, TOWN OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 4110-002DD-08400-000

MAP/TAX LOT: 121852

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 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2803 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of November 1999

JOHNSON LOVING TRUST

BY:

WILLIAM B. JOHNSON, TRUSTEE,

BY:

MARY A. JOHNSON, TRUSTEE,

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 5, 1999 by WILLIAM B. JOHNSON AND MARY A. JOHNSON AS TRUSTEES OF THEIR SUCCESSORS IN TRUST UNDER THE JOHNSON LOVING TRUST DATED JULY 29, 1992.



Kristi L. Redd
(Notary Public for Oregon)

ESCROW NO. MT49426-KR

Return to:

JUAN MANUEL MENDEZ
2803 WIARD STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 11/10/99, at 11:42 a.m.
In Vol. M99 Page 44872
Linda Smith,
County Clerk Fee \$30.00