

1999 DEC 28 PM 3:16

WARRANTY DEED - STATUTORY FORM

K-5443/3

Vol. M99 Page 50908

R. RAY JOHNSON and JACQUELINE JOHNSON, Grantor, conveys and warrants to FRED G. BROWN, Grantee, the following real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

The East Half of the Southwest Quarter, and Lots 3 and 4, Section 18, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 1) The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. 2) The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets, or highways. 3) Lack of apparent means of record ingress or egress to or from the above-described property. 4) An easement created by instrument, including the terms and provisions thereof, recorded May 12, 1959, in Volume 312, Page 363, Deed records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation, for 100' wide pole or tower and wire lines. 5) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.

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 actual consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

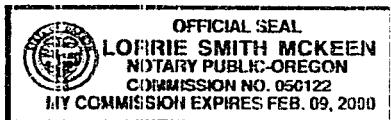
DATED this 15th day of December, 1999.

R. Ray Johnson
R. Ray Johnson

Jacqueline M. Johnson
Jacqueline Johnson

STATE OF OREGON, County of Josephine) ss. December 15, 1999.

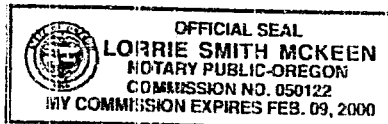
The foregoing instrument was acknowledged before me by R. Ray Johnson.



Lorrie Smith McKeen
Notary Public for Oregon
My Commission Expires: 2/9/2000

STATE OF OREGON, County of Josephine) ss. December 15, 1999.

The foregoing instrument was acknowledged before me by Jacqueline Johnson.



Lorrie Smith McKeen
Notary Public for Oregon
My Commission Expires: 2/9/2000

Until a change is requested,
all tax statements shall be
sent to the following address:

AFTER RECORDING RETURN TO:

1st American Title

State of Oregon, County of Klamath
Recorded 12/28/99, at 3:16 p.m.
In Vol. M99 Page 50908
Linda Smith,
County Clerk Fees 30.00