



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01052744

AFTER RECORDING RETURN TO:
MITCHELL D. JOHNSON
326 N. 6TH STREET
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WASHINGTON MUTUAL BANK, hereinafter called GRANTOR(S),
convey(s) and warrants to MITCHELL D. JOHNSON, an estate in fee,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$28,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 2001

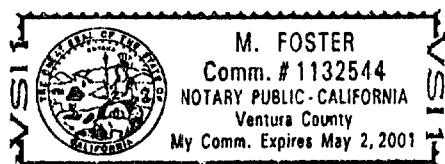
WASHINGTON MUTUAL BANK

BY: Elaine Langdon AND BY: _____

STATE OF California)
County of Los Angeles) ss.

The foregoing instrument was acknowledged before me this
26th day of April, 2001, by Elaine Langdon
of Washington Mutual Bank a
corporation, on behalf of the corporation.

Before me: S. Foster
Notary Public for California
My commission expires 5/2/01



26A

EXHIBIT "A"

A parcel of land being a portion of Block 51, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. AND a portion of the NW 1/4 NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Sixth Street, 160 feet Northwest from the Southeast corner of Block 51 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwest on said West line of Sixth Street 40 feet; thence Southwest and parallel with High Street 71 feet; thence Southeast parallel with Sixth Street 40 feet; thence Northwesterly parallel with High Street 71 feet to the place of beginning.

CODE 1 MAP 3809-32AB TL 11400

State of Oregon, County of Klamath
Recorded 04/30/01, at 3:12 p m.
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Linda Smith,
County Clerk Fee\$ 26⁰⁰