

2
01 JUN 20 PM 3:15

WARRANTY DEED
MTC 54152

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KNOW ALL MEN BY THESE PRESENTS, that LARRY E. JOHNSON AND CHARLENE M. JOHNSON, HUSBAND AND WIFE, , herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto JOHN F. WEGGEMAN AND BONNIE J. WEGGEMAN, husband and wife, , herein called the Grantee's, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A tract of land being a portion of Lot 2, Block 31, of TRACT NO 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW 1/4 of Section 6, Township 40 South, Range 8, E.W.M. , being more particularly described as follows: Beginning at the Southwesterly corner common to Lot 1, Block 31 and said Lot 2; thence North 50 Degrees 21' 32" East along the line common to said Lots 1 and 2, 148.91 feet; thence South 40 Degrees 47' 04" West 32.25 feet; thence South 52 Degrees 58' 54" West 117.23 feet to the point of beginning. (Lot Line Adjustment 8-01)

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 478.00

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

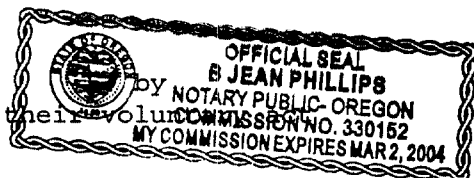
In Witness Whereof, the grantor has executed this instrument this day of ~~November 1998~~ June 20, 2001, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

By Larry E. Johnson
Larry E. Johnson

By Charlene M. Johnson
Charlene M. Johnson

State of Oregon
County of Klamath

Acknowledged before me on June 20, 2001
Larry E. Johnson and Charlene M. Johnson
and deed.



[Signature]
Notary Public for Oregon

3-2-04
My Commission expires

John F and Bonnie J Weggeman
P. O. Box 864
Keno, Oregon 97627

State of Oregon, County of Klamath
Recorded 06/20/01, at 3:15 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00

21.00 W