

'01 AUG 14 PM 2:12

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After Recording Return to:
LISA N. JOHNSON
4620 Denver Avenue
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
LISA N. JOHNSON
4620 Denver Avenue
Klamath Falls, OR 97603

WARRANTY DEED
(INDIVIDUAL)

JIMMY D. SHELBY and JULIE ANN SHELBY, tenants by the entirety, herein called grantor, convey(s) to **LISA N. JOHNSON** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$120,000.00**.
(here comply with the requirements of ORS 93.930)

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.

Dated August 03, 2001.

JIMMY D. SHELBY
JULIE ANN SHELBY

STATE OF OREGON, County of **Klamath**) ss.

On August 10, 2001 personally appeared the above named **JIMMY D. SHELBY and JULIE ANN SHELBY** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00053260

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-05

Official Seal



40921

Exhibit A

A piece or parcel of land situated in the N1/2 SE 1/4 NW 1/4 of Section 11, Township 39 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 in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and as marked on the ground by an iron pin driven therein, bears South 89° 44 1/2' West along said roadway center line 1485.2 feet to a point in the West boundary of said Section 11 and North 0° 13 1/2' West 1662.5 feet to said section corner and running thence South 0° 01' East 331.4 feet to a point in the Southerly boundary of said North half of the Southeast quarter of the Northwest quarter of Section 11; thence North 89° 42' East along said boundary line 65.7 feet; thence North 0° 01' West 331.35 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89° 44 1/2' West along the said roadway center line 65.7 feet, more or less, to said point of beginning.

State of Oregon, County of Klamath

Recorded 08/14/01 at 2:12 p. m.

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Linda Smith,

County Clerk Fee \$ 26⁰⁰