

01 SEP 19 AM 11:18

MT54943-KR
WARRANTY DEED

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ERIC BLAIR JOHNSON and TERRIANN JOHNSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
~~GREGORY~~
SHELLY STRAUS and GREG MORTON, with the rights of survivorship,
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:

Lot 8 in Block 40, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT #3809-032BA-13700

KEY #411209

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 115,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 227 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 17th day of September, 2001.

ERIC BLAIR JOHNSON

TERRIANN JOHNSON

BY:

ERIC BLAIR JOHNSON, HER
ATTORNEY-IN-FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 17, 2001 by ERIC
BLAIR JOHNSON FOR HIMSELF AND AS ATTORNEY-IN-FACT FOR TERRIANN JOHNSON.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54943-KR

Return to:

SHELLY STRAUS
227 JEFFERSON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 09/19/01 at 11:18a. m.
In Vol. M01 Page 47610
Linda Smith,
County Clerk Fee \$ 21⁰⁰