

'02 FEB 8 PM3:15

Vol M02 Page 7831

State of Oregon, County of Klamath
Recorded 02/08/2002 3:15 p m.
Vol M02, Pg 7831
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

mtc S6243-KR
WARRANTY DEED

CLARA JOHNSON AND LAWRENCE JOHNSON, TRUSTEES OF THE JOHNSON FAMILY TRUST DATED OCTOBER 25, 1994,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DANIEL R. TURNER and ALIDA J. TURNER, as Tenants by the Entirety

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 4 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the Northerly 10 feet granted to the State of Oregon in Condemnation Suit #58-93 Law, in the County of Klamath and State of Oregon.

KEY #442266

3809-030AD-00400-000

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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

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

Dated this 7th day of February, 2002.

THE JOHNSON FAMILY TRUST DATED OCTOBER 25, 1994

by: Clara Johnson, Trustee
CLARA JOHNSON, TRUSTEE

by: Lawrence Johnson
LAWRENCE JOHNSON, TRUSTEE

STATE OF OREGON

SS. February 7 2002

COUNTY OF KLAMATH

Personally appeared the above named CLARA JOHNSON & LAWRENCE JOHNSON, TRUSTEES
of THE JOHNSON FAMILY TRUST DATED OCTOBER 25, 1994

and acknowledged the foregoing instrument to be their voluntary act.



Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2003

ESCROW NO. MT56243-KR

DAN TURNER, 5711 UPLAND DR.

Return to: KLAMATH FALLS, OR 97603