

02 MAY 31 PM 1:38

Vol M02 Page 32149

mtc 57126.11

This Space For County Recording Use Only

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 05/31/2002 1:38 pm.

Vol M02, Pg 32149-30

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Eric Michael Johnson

317 N. Laguna St

Klamath Falls, OR

97601

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Margaret M. Buchanan / Eric Michael Johnson and
Angela Lorraine Johnson

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Margaret M. Buchanan

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Eric Michael Johnson and Angela Lorraine Johnson, husband and wife

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 78,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Eric Michael Johnson, 317 N. Laguna St., Klamath Falls, OR

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

WARRANTY DEED

32150

MARGARET M. BUCHANAN,

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

ERIC MICHAEL JOHNSON and ANGELA LORRAINE JOHNSON, husband and wife,

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 3 of DIXON 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.

3809-028DC-01100-000

374543

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 \$ 78,000.00.

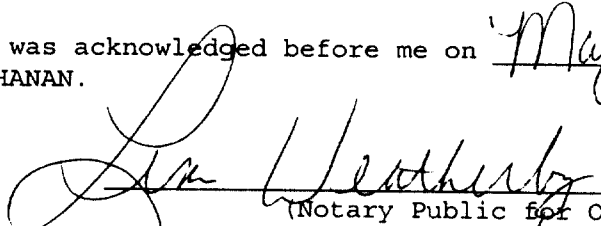
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 317 N. LAGUNA ST., KLAMATH FALLS, OR 97601

Dated this 29th day of May, 2002


MARGARET M. BUCHANAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 29, 2002 by MARGARET M. BUCHANAN.


(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT57126-LW

Return to:

ERIC MICHAEL JOHNSON
317 N. LAGUNA ST.
KLAMATH FALLS, OR 97601

