

MTZ 57849-7m

State of Oregon, County of Klamath
Recorded 09/13/2002 3:50 p. m.
Vol M02, Pg 52421-23
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

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.

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.

STEPHEN V. JOHNSON
1009 PACIFIC TERRACE
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."

WARRANTY DEED

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

MICHAEL G. WHITNEY AND AMY E. WHITNEY, AS TENANTS BY THE ENTIRETY

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

STEPHEN V. JOHNSON

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.**

\$117,000.00

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.**

STEPHEN V. JOHNSON, 1009 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

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



THIS SPACE RESERVED FOR RECORDER'S USE

52422

After recording return to:

STEPHEN V. JOHNSON
1009 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

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

STEPHEN V. JOHNSON
1009 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

Escrow No. MT57849-TM

Title No. _____

WARRANTY DEED

MICHAEL G. WHITNEY and AMY E. WHITNEY, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEPHEN V. JOHNSON

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 KEY#217704 3809-028EC-03200

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.

The true and actual consideration for this conveyance is \$ 117,000.00.

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 this 10 day of Sept, 02.

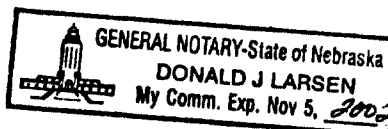
MICHAEL G. WHITNEY

AMY E. WHITNEY

State of Oregon NEBRASKA
 County of KLAMATH LAUNCESTER

This instrument was acknowledged before me on SEPT. 10, 2002 by
 MICHAEL G. WHITNEY AND AMY E. WHITNEY.

(Notary Public for Oregon)
 My commission expires NOV. 5, 2002



52423

EXHIBIT "A"
LEGAL DESCRIPTION

The Southwesterly 100 feet of Lot 5, Block 50, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of Lot 5, Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence Northeasterly along the line between Lots 4 and 5, Block 50 aforesaid, 100 feet; thence Southeasterly parallel with the Northeasterly line of Pacific Terrace 50 feet; thence Southwesterly parallel with the first course herein mentioned, 100 feet to the Northeasterly line of Pacific Terrace; thence Northwesterly 50 feet to the place of beginning, being a portion of Lot 5, Block 50, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.