

03 APR 28 PM 3:18



MTL - 60312 TA

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State of Oregon, County of Klamath
Recorded 04/28/2003 3:18 p m.
THIS SPACE Vol M03 Pg 27382-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

MICHAEL T. JOHNSON

3207 HILLYARD

KLAMATH FALLS, OR 97603

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

MICHAEL T. JOHNSON

3207 HILLYARD

KLAMATH FALLS, OR 97603

Escrow No. MT60312-TA

WARRANTY DEED

RAURY NIELSEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL T. 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

93669

4009-01200-00900

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 \$108,000.00.

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.

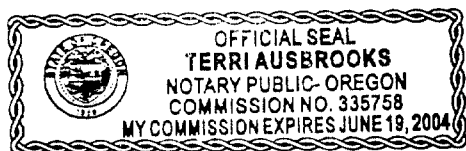
Dated this 24TH day of April, 2003.


RAURY NIELSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 24, 2003 by RAURY
NIELSEN.


(Notary Public for Oregon)



My commission expires 6.19.04

\$26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet West of the Southeast corner of the SE1/4 NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, where the Westerly right of way line of the Dalles-California Highway intersects with the Southerly line of the SE1/4 of the NE1/4 of Section 12; thence North along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet; thence West at right angles to a point in the Easterly right of way line of the Modoc Northern Railway Company right of way; thence in a Southeasterly direction along the Easterly right of way line of said Railroad to a point in the Southerly line of the SE1/4 of the NE1/4 of Section 12; thence East to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the Klamath Falls-Malin State Highway 39 right of way.