

After Recording Return to:

JAMES D. HAGER

15323 Hill Road

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES D. HAGER

15323 Hill Road

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 05/19/2003 11:17a m.

Vol M03 Pg 33536

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

LARRY KENT JOHNSON and PAULETTE MARIE JOHNSON, herein called grantor, convey(s) to **JAMES D. HAGER** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

That portion of NE 1/4 SE 1/4, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the right of way of the Great Northern Railway. LESS & EXCEPT that portion lying within Hill Road.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$98,500.00.
(here comply with the requirements of ORS 93.930)

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 May 7, 2003.

Larry Kent Johnson
LARRY KENT JOHNSON
Paulette Marie Johnson
PAULETTE MARIE JOHNSON

STATE OF OREGON, County of Klamath) ss.

On May 15, 2003 personally appeared the above named **LARRY KENT JOHNSON and PAULETTE MARIE JOHNSON** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00056959

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 11-01-04

Official Seal

