

03 DEC 10 PM 3:26

MTT-63426 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

FRANK BADE THIEME, JR.

500 Hidden Valley Rd

GRANTS PASS, OR 97527

State of Oregon, County of Klamath

Recorded 12/10/03 3:26 P m

Vol M03 Pg 90317-18

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

FRANK BADE THIEME, JR.

500 Hidden Valley Rd

GRANTS PASS, OR 97527

Escrow No. MT63426-KR

STATUTORY WARRANTY DEED

WILLIAM B. JOHNSON & MARY A. JOHNSON, TRUSTEES OF THE JOHNSON LOVING TRUST DATED JULY 29, 1992, Grantor(s) hereby convey and warrant to FRANK BADE THIEME, JR. and TERRI LEE THIEME, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears South 0° 15' West 288.10 feet and South 89° 39' 20" West 981.75 feet distant; thence North 0° 15' East 206.90 feet to a point; thence North 43° 05' 30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right, the chord of which bears North 41° 14' 05" West 59.00 feet to the true point of beginning; thence Northerly along the Southwesterly right of way line of Lakeport Boulevard to its intersection with the South line of Gage Road; thence Westerly along the South line of Gage Road to its intersection with the Easterly right of way line of Highway 97; thence South 8° 35' 45" West along the Easterly right of way line of Highway 97 to the Northwest corner of parcel described in Contract of Sale recorded June 9, 1986 in Volume M-86 at Page 9941; thence East along the Northerly line of said parcel 521.38 feet to a point; thence North 60° 03' 00" East 128.75 feet, more or less, to the point of beginning.

Tax Account No.: 3809-020CC-02100-000

Key No.: 440384

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTEE.

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 10th day of December, 2003

THE JOHNSON LOVING TRUST DATED JULY 29, 1992

BY: William B. Johnson, Trustee
WILLIAM B. JOHNSON, TRUSTEE

BY: Mary A. Johnson, Trustee
MARY A. JOHNSON, TRUSTEE

2660 am

State of Oregon
County of KLAMATH

90318

This instrument was acknowledged before me on December 10, 2003 by WILLIAM B. JOHNSON & MARY A. JOHNSON, TRUSTEES OF THE JOHNSON LOVING TRUST DATED JULY 29, 1992.

Kristi L. Redd

(Notary Public for Oregon)

My commission expires 11/16/2007

