

04 MAR 2 PM 2:41

Vol M04 Page 12161

After Recording Return to:

JASON M. TURNER

KRISTINA L. TURNER

6238 Winema Way  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 03/02/2004 2:41P m  
Vol M04 Pg 12161  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

JASON M. TURNER

KRISTINA L. TURNER

Same as above

A 58560AF

**WARRANTY DEED**  
(INDIVIDUAL)

ALBERT L. JOHNSON and HARRIET JOHNSON, herein called grantor, convey(s) to JASON M. TURNER and KRISTINA L. TURNER, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 4, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 \$139,900.00.  
(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 3-2-04

Albert L. Johnson  
ALBERT L. JOHNSON

Harriet Johnson  
HARRIET JOHNSON

STATE OF OREGON, County of Klamath) ss.

On March 2, 04 personally appeared the above named ALBERT L. JOHNSON and HARRIET JOHNSON and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:  
Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

This Document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058560

21A