



After recording return to:
Robert D. Ault
11708 Hwy 66
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Robert D. Ault
11708 Hwy 66
Klamath Falls, OR 97603

File No.: 7021-361411 (SAC)
Date: April 02, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/09/2004 2:51 p.m.
Vol M04 Pg 20597-20599
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Richard A. Johnston, Grantor, conveys and warrants to **Robert D. Ault**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

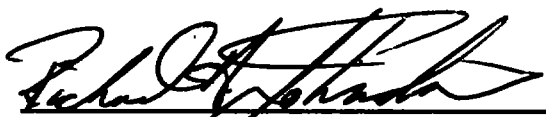
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$147,350.00**. (Here comply with requirements of ORS 93.030)

APN: 502218

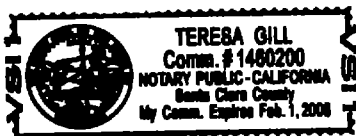
Statutory Warranty Deed
- continuedFile No.: 7021-361411 (SAC)
Date: 04/02/2004


Richard A. Johnston

STATE OF ~~Oregon~~County of ~~Klamath~~This instrument was acknowledged before me on this
by Richard A. Johnston.

California
ss.
Shute
Clare
7 day of April, 2004

Teresa Gill
Notary Public for ~~Oregon~~ *California*
My commission expires: *2-9-08*



APN: 502218

Statutory Warranty Deed
- continuedFile No.: 7021-361411 (SAC)
Date: 04/02/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at a point on the South line of the NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is N. 89°39' E. 980.6 feet from the quarter section corner common to Sections 32 and 33; thence N. 0°06' E. 1627 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line of said Highway N. 72°19' E. 149.8 feet, N. 61°56' E. 212.3 feet to an Iron pin; thence South 1658.6 feet; thence S. 70°55' W. 350 feet to the place of beginning, being in the W 1/2 NW 1/4 of Section 33 aforesaid.