

After Recording Return to:
KENNETH B. JOHNSON
DEBORAH A. JOHNSON

5407 Hwy 39
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH B. JOHNSON
DEBORAH A. JOHNSON

Same as Above

State of Oregon, County of Klamath
Recorded 04/28/2004 3:40 p m
Vol M04 Pg 25830-31
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 59028 AF
WARRANTY DEED
(INDIVIDUAL)

ROGER L. DINWIDDIE, herein called grantor, convey(s) to KENNETH B. JOHNSON and DEBORAH A. JOHNSON, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.


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 \$160,000.00.
(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 4-27-04



ROGER L. DINWIDDIE

STATE OF OREGON, County of Klamath) ss.

On April 27, 04 personally appeared the above named ROGER L. DINWIDDIE and acknowledged the foregoing instrument to be their/his/her 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.: 00059028

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

Official Seal



Exhibit A

The NW 1/4 NE 1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM that portion described in Deed Vol. M69, page 819, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Government Lot 2 from which the Northeast corner of said Section 4 bears North 89° 57' 30" East 1326.07 feet; thence from said point of beginning South 00° 46' 30" East along the Easterly line of said Government Lot 2, 1314.28 feet to the Southeast corner of said Government Lot 2; thence South 89° 35' 00" West along the Southerly line of said Government Lot 2, 331.17 feet; thence leaving said South line of Government Lot 2, North 00° 46' 30" West parallel to the Easterly line of said Government Lot 2, 1316.44 feet to a point on the Northerly line of said Section 4; thence 89° 57' 30" East along the Northerly line of said Section 4, 331.18 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM any existing right of way for highways, roadways, ditches, laterals or canals.