

04 MAY 13 PM 3:25



WT-64913MS

Vol M04 Page 29704

State of Oregon, County of Klamath
Recorded 05/13/2004 3:25 pm
THIS SPACE RESERVED FOR Vol M04 Pg 29704
Linda Smith, County Clerk
Fee \$ 21- # of Pgs 1

After recording return to:
NATHAN J. JOHNSON
4258 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

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

NATHAN J. JOHNSON
4258 BRISTOL AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT64913-MS

STATUTORY WARRANTY DEED

ERMA J. FAIRCLO, Grantor(s) hereby convey and warrant to **NATHAN J. JOHNSON and HEATHER L. JOHNSON, 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:

Lot 21 and the Easterly 2 feet of Lot 20 in SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the South 80 feet thereof.

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 **\$135,000.00**.

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 13th day of May, 2004

Erma J. Fairclo
ERMA J. FAIRCLO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 13, 2004 by ERMA J. FAIRCLO.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2/0