

04 JUL 1 PM 2:58

Vol M04 Page 43258



State of Oregon, County of Klamath  
Recorded 07/01/2004 2:53 p m  
Vol M04 Pg 43258-59  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
Wayne R. Johnson and Gloria J.  
Johnson  
5528 American Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Wayne R. Johnson and Gloria J.  
Johnson  
5528 American Ave  
Klamath Falls, OR 97601  
File No.: 7021-397919 (SJ)  
Date: June 17, 2004

### STATUTORY WARRANTY DEED

**Linda J. Heider-Owens**, Grantor, conveys and warrants to **Gloria J. Johnson and Wayne R. Johnson, wife and husband as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 Block 2, Tract No. 1096, Americana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of June, 2004.


26 F

43259

APN: 574934

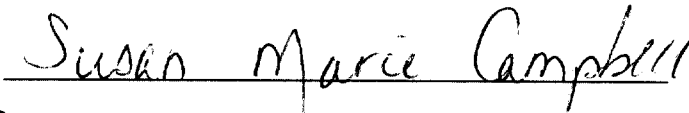
Statutory Warranty Deed  
- continued

File No.: 7021-397919 (SJ)  
Date: 06/17/2004

  
Linda J. Heider-Owens

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 28 day of June, 2004  
by **Linda J. Heider-Owens**.





Notary Public for Oregon  
My commission expires: 3-27-06