

04 AUG 6 PM 2:47

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State of Oregon, County of Klamath
Recorded 08/06/04 2:47 p m
Vol M04 Pg 51772-73
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1st 399876
After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

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

INDAR BHAN
28541 KOKKELER RD
EUGENE, OR 97402

WARRANTY DEED -- STATUTORY FORM

IN THE HAROLD VICTOR JOHNSON AND JANET JOSEPHINE JOHNSON, TRUSTEE(S), OR THEIR SUCCESSOR TRUSTEE(S)
JOHNSON LIVING TRUST, U/D/T April 6, 1993, AND ANY AMENDMENT THERETO, AN ESTATE IN FEE SIMPLE,
GRANTOR.

conveys and warrants to

INDAR BHAN and HEIDI BHAN, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

SEE ATTACHED EXHIBIT "A"

Tax Account No(s): 162978
Map/Tax Lot No(s): 2607 1A 9000

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$179,000.00 .

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 6 day of July, 2004.

JOHNSON LIVING TRUST, U/D/T April 6,
1993

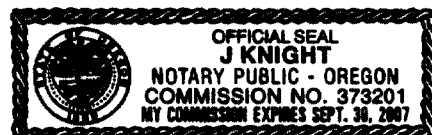
BY: Harold Victor Johnson
HAROLD VICTOR JOHNSON,
TRUSTEE

BY: Janet Josephine Johnson - trustee
JANET JOSEPHINE JOHNSON,
TRUSTEE

STATE OF OREGON, COUNTY OF Lincoln) SS.

This instrument was acknowledged before me on July 6, 2004 by HAROLD VICTOR
JOHNSON and JANET JOSEPHINE JOHNSON, AS TRUSTEES OF THE JOHNSON LIVING TRUST.

J Knight
(Notary Public for Oregon)
My commission expires 9-30-07



TITLE NO. 13-0010104
ESCROW NO. 13-0010104 EO

Recorded By:
Western Title & Escrow Co.

26 F

51773

EXHIBIT "A" LEGAL DESCRIPTION

LOTS 13,14 AND 15, BLOCK 11 OF TRACT NO. 1042 TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial
Copy