

ASPIN 60803MNA

After Recording Return to:
ALFREDO VENTURA and EDNA M. GARCIA
P.O. Box 368
Nalin OR 97632

Vol M05 Page 20507

State of Oregon, County of Klamath
 Recorded 03/28/2005 3:20 p m
 Vol M05 Pg 20507
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
 Shall be sent to the persons & address shown above.

WARRANTY DEED (INDIVIDUAL)

ALBERT L. JOHNSON and HARRIET JOHNSON, husband and wife, herein called Grantors, convey(s) to **ALFREDO VENTURA and EDNA M. GARCIA**, husband and wife, herein called Grantees, 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 **\$174,900.00**.
 (here comply with the requirements of ORS 93.930)

A.V. ENG
 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 : March 24, 2005

Albert L. Johnson
 ALBERT L. JOHNSON

Harriet Johnson
 HARRIET JOHNSON

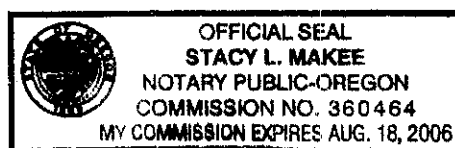
STATE OF OREGON, County of Klamath) ss.

On March 24th, 2005, personally appeared the above named **ALBERT L. JOHNSON and HARRIET JOHNSON** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Stacy L. Makee
 Notary Public for Oregon
 My commission expires: **August 18, 2006**

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060803



216.00

Exhibit A

A tract of land situated in Tract 36, MERRILL TRACTS, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet, and West 499.25 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet; thence South 0° 25' East a distance of 117.5 feet to a point; thence East a distance of 115.75 feet to an iron pin; thence North 0° 25' West a distance of 117.5 feet, more or less, to the point of beginning.

CODE: 228
MAP: 410-002DC TX L: 03000
KEY: 122236

Unofficial
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