

After Recording Return to:
FREDERICK W. FRENCH and ROXANA L. FRENCH
 4306 El Cerrito Way
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
FREDERICK W. FRENCH and ROXANA L. FRENCH
 Same As Above

State of Oregon, County of Klamath
 Recorded 05/18/05 3:10 p m
 Vol M05 Pg 36190
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Aspen 61267 AF
WARRANTY DEED
 (INDIVIDUAL)

CHARLES R. JOHNSON and BONNIE J. JOHNSON, herein called grantor, convey(s) to **FREDERICK W. FRENCH and ROXANA L. FRENCH, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 9, Block 25, Tract No. 1194, TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. *RF*

CODE 043 MAP 3909-012DC TL 06600 KEY #873478

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 **\$289,900.00**.
 (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 5-17-05

Charles R. Johnson
 CHARLES R. JOHNSON

Bonnie J. Johnson
 BONNIE J. JOHNSON

STATE OF OREGON, County of **Klamath**) ss.

On May 17, 2005 personally appeared the above named **CHARLES R. JOHNSON and BONNIE J. JOHNSON** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

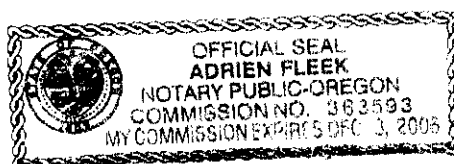
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00061267

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

Official Seal



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