

05 JUN 14 PM 01:10

MTL-70039 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Michael L. Johnson

Grantor's Name and Address
Michael L. Johnson
2355 California Avenue
Klamath Falls, OR 97601

Grantee's Name and Address

Vol M05 Page 44503

State of Oregon, County of Klamath
Recorded 06/14/05 3:10 p m
Vol M05 Pg 44503-04
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Michael L. Johnson
2355 California Avenue
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:
Michael L. Johnson
2355 California Avenue
Klamath Falls, OR 97601

Escrow No. MT70039-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael L. Johnson and Violet Faye Johnson, who acquired title as Violet Faye Maloney, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael L. Johnson and Violet Faye Johnson, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, decribed as follows, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

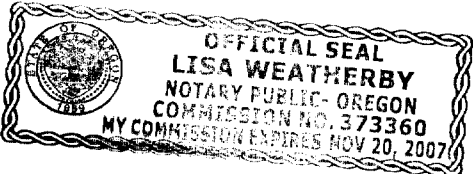
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 9 day of June, 2005;
if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Michael L. Johnson
Michael L. Johnson
Violet Faye Johnson
Violet Faye Johnson, who acquired title as Violet Faye Maloney

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 9, 2005 by Michael L. Johnson and Violet Faye Johnson, who acquired title as Violet Faye Maloney.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/07

260 am

EXHIBIT "A"
LEGAL DESCRIPTION

That part of Lots 1 and 2, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and that part of vacated Oregon Avenue vacated by Ordinance No. 4914 and recorded in Deed Book 283 at Page 315, described as follows:

Beginning at the most Southerly corner of Lot 1, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly line of said Lot 1, North $31^{\circ}16'30''$ West 50 feet; thence North $58^{\circ}44'$ East 140.11 feet to a point of intersection with a Northerly prolongation of the Easterly line of Lot 1, said Block 40; thence South $31^{\circ}17'$ East along a prolongation of the Easterly line of said Lot 1 and the Easterly line of Lot 1 and 2, Block 40, 60 feet; thence Southwesterly and parallel to the Southerly line of Lot 1, Block 40, to the Westerly line of Lot 2, Block 40; thence North $31^{\circ}16'30''$ West along the Westerly line of Lot 2, Block 40, to the point of beginning.