

05 JUN 27 AM 11:53



State of Oregon, County of Klamath
Recorded 06/27/05 11:59a. m
Vol M05 Pg 48339-41
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

After recording return to:

David Johnson
7205 N. Concord
~~Klamath Falls, OR 97601~~
Portland, Or. 97217

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

David Johnson
7205 N. Concord
~~Klamath Falls, OR 97601~~
Portland, Or. 97217

File No.: 7021-609826 (DMC)

Date: June 20, 2005

STATUTORY WARRANTY DEED

Larry Viveiros and Kathy Viveiros as tenants by the entirety, Grantor, conveys and warrants to **David Johnson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of June, 2005.

31E

48340

APN: 631025

Statutory Warranty Deed
- continued

File No.: 7021-609826 (DMC)
Date: 06/20/2005

Larry Viveiros
Larry Viveiros

Kathy Viveiros
Kathy Viveiros

STATE OF California)
County of Merced)ss.
)

This instrument was acknowledged before me on this 24 day of June, 20 05
by **Larry Viveiros and Kathy Viveiros.**

Debbie A. Lopes

Notary Public for
My commission expires:

January 29, 2006

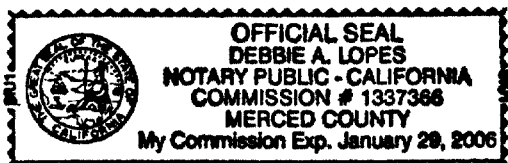


EXHIBIT A**LEGAL DESCRIPTION:**

All that portion of the following described property which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines:

Beginning at the Northwest corner of Lot 2 (SW 1/4 SW 1/4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of Lakeside 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; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said Street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning. SAVING AND EXCEPTING all that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon, which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines.

TOGETHER WITH any interest the first party may have in and to the following described property:

All that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines, more particularly described as follows:

Beginning at the Southeast corner of Lot 4 Block 9 Lakeside Addition to the City of Klamath Falls; thence Southeasterly along the Southwesterly boundary of South Georgia Street, extended 480 feet, more or less, to the Northeast corner of vacated Lot 13, Block 9, Lakeside Addition; thence Southwesterly 100 feet to the Northwest corner of said vacated lot; thence Southeasterly 60 feet to the Southwest corner of said vacated Lot; thence Northeasterly 100 feet to the Southeast corner of said vacated Lot 13; thence Northwesterly 60 feet to the point of beginning.