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MTL-70231KQ

Vol M05 Page 57199

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 07/25/05 305 P.m.
Vol M05 Pg 57199-202
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4
F20 NS

After Recording Return To:

Bernard John Lundberg & Donna Jean Lundberg, Trustees
437 Delta Street
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Truman T. Johnson and Floy M. Johnson

3. Indirect Party (Grantee):

Bernard John Lundberg and Donna Jean Lundberg, Trustees of the
Lundberg Living Trust dated November 22, 1993

4. True and Actual Consideration Paid:

\$49,000.00

5. Legal Description:

Buena Vista Addition, Block 69, Lot 1, Lot 2, Lot 3..

This document is being rerecorded to correct the Grantees names on that original
Warranty Deed recorded on January 2, 1998 in Volume M98, page 123, Instrument #51052.

36.00 + 20.00 NS

51052

98 JAWANTY DEED

CLERK OF COURT

STEVENS HES. LAW FIRM

57200

123

KNOW ALL MEN BY THESE PRESENTS, That Truman T. Johnson and Floy M. Johnson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernard John Lundberg and Donna Jean Lundberg ~~Lundberg Living Trust~~ see below*
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Buena Vista Addition, Block 69, Lot 1, Lot 2, Lot 3.

*Grantee continued - Trustees of The Lundberg Living Trust dated
 November 22, 1993

X

X

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$49000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 26 day of May, 1995; 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.

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.

Truman T. Johnson
 Floy M. Johnson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 5-25-1995

by Truman T. Johnson and Floy M. Johnson

This instrument was acknowledged before me on 19

by



Carol Starkweather

My commission expires 3-1-99 Notary Public for Oregon

Truman T. Johnson
 Floy M. Johnson, 329 Hillside
 Ave Klamath Falls, OR 97601

Grantor's Name and Address

Bernard John Lundberg, Donna
 Jean Lundberg, 437 Delta
 Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath Falls

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 2nd day of January, 1998, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M98 on page 123 and/or as fee/file/instrument/microfilm/reception No. 51052, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE
 By Bernetha Letsch Deputy.

57201



STATE OF OREGON)

County of KLAMATH)

CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 7/18/05
LINDA SMITH, Klamath County Clerk

By: Lindsey L. Williams, Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment, No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North $00^{\circ}22'19''$ West along the East line of said Lot 1, 102.02 feet to a point marked by a $5/8''$ X 30" iron pin with Tru-Line Surveying, Inc., plastic cap and the true point of beginning; thence continuing North $00^{\circ}22'19''$ West along the East line of said Lot 1, 107.70 feet to the Northeast corner of said Lot 1; thence West along the North line of said Lots 1 and 2, 108.53 feet to the Northwest corner of said Lot 2, marked by a $5/8''$ iron pin with Tru-Line Surveying plastic cap; thence South $00^{\circ}06'51''$ West along the West line of said Lot 2, 107.69 feet to a point marked by a $5/8''$ X 30" iron pin with Tru-Line Surveying, Inc., plastic cap; thence South $89^{\circ}53'09''$ East 109.44 feet to the true point of beginning.

Tax Account No: 3809-029CB-00200-000

Key No: 299251