



mtc - 69516 LW

M05-68237

Klamath County, Oregon

11/03/2005 02:50:07 PM

Pages 1 Fee: \$21.00

After recording return to:

MIKAEL J. JOHNSON

2032 EARLE STREET P.O. Box 1689
KLAMATH FALLS, OR 97601

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

MIKAEL J. JOHNSON

2032 EARLE STREET P.O. Box 1689
KLAMATH FALLS, OR 97601

Escrow No. MT69516-LW

Title No. 0069516

SWD

STATUTORY WARRANTY DEED

RICHARD W. SEXTON AND GEN H. SEXTON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004 AND ANY AMENDMENTS THERETO, Grantor(s) hereby convey and warrant to **MIKAEL J. JOHNSON and PATRICIA M. JOHNSON, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

****SEXTON**
Lot 29 in Block 5 of TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irving Heights, Mountain View Addition and Eldorado Heights in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020DD-08300-000

Key No: 173653

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$40,900.00**.

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 this 21st day of October 2005.

RICHARD W. SEXTON AND GEN H. SEXTON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SEXTON FAMILY TRUST DATED FEBRUARY 27, 2004 AND ANY AMENDMENTS THERETO

Sexton

BY: Richard W. Sexton
RICHARD W. SEXTON, TRUSTEE

BY: Gen H. Sexton
GEN H. SEXTON, TRUSTEE

State of Oregon

County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on October 21, 2005 by RICHARD W. SEXTON AND GEN H. SEXTON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ~~SEXTON~~ FAMILY TRUST DATED FEBRUARY 27, 2004 AND ANY AMENDMENTS THERETO. Sexton



Jennifer Acosta
(Notary Public for Oregon)

My commission expires August 8, 2008

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