

M05-70094

Klamath County, Oregon

11/30/2005 11:03:54 AM

Pages 1 Fee: \$21.00

After Recording Return to:

PETE JOHNSON and SUSAN JOHNSON

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

PETE JOHNSON and SUSAN JOHNSON

Same As Above

WARRANTY DEED

(INDIVIDUAL)

ATE-62549 AF

STEPHEN F. COOK and CHARLOTTE J. COOK, herein called grantor, convey(s) to PETE JOHNSON and SUSAN JOHNSON, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Commencing at the Southwest corner of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 54' 30" East, along the South boundary of Section 6, 1896.49 feet to the meander corner on the left bank of Lost River for the true point of beginning; thence South 89° 54' 30" East, 375.01 feet, thence North 0° 05' 30" East, 96.90 feet; thence Northwesterly, 1182.55 feet along the arc of a 1358.73 foot radius curve to the right (which arc has a long cord of North 47° 14' West, 1145.58 feet), more or less, to the Lost River; thence following the meander line of said river South 4° 00' East 593.36 feet; thence South 68° 00' East, 330.00 feet; thence South 36° 45' East, 198.00 feet to the true point of beginning.

EXCEPTING THEREFROM that part of the above described tract lying within Dehlinger Lane, being the South 30.0 feet.

CODE 164 MAP 4010-00600 TL 01100 KEY# 96755

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 \$195,000.00.
(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 11-28-2005.

Stephen F. Cook
STEPHEN F. COOK

Charlotte J. Cook
CHARLOTTE J. COOK

STATE OF OREGON, County of Klamath) ss.

On 11/28/05 personally appeared the above named STEPHEN F. COOK and CHARLOTTE J. COOK 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.: 00062549

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

Official Seal



1021-A