

**M06-02765**

Klamath County, Oregon

02/13/2006 03:01:37 PM

Pages 1 Fee: \$21.00

After Recording Return to:  
**MARK ALAN JOHNSON**  
 1436 Siskiyou Street  
 Klamath Falls, OR 97601

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

**MARK ALAN JOHNSON**  
 1436 Siskiyou Street  
 Klamath Falls, OR 97601

**WARRANTY DEED**  
 (INDIVIDUAL)

**BRAD A. JOHNSON and NANCY V. JOHNSON**, herein called grantor, convey(s) to **MARK ALAN JOHNSON**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 51, WEST PARK ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3809-029CB TL 06700 KEY# 300105**

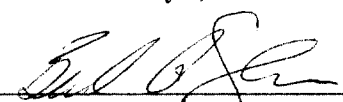
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

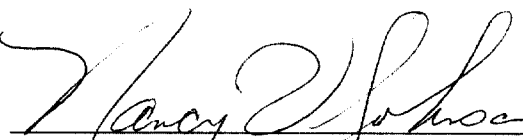
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$101,500.00**.  
 (here comply with the requirements of ORS 93.930)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).** *MAJ*

Dated February 8, 2006.

  
 \_\_\_\_\_  
**BRAD A. JOHNSON**

  
 \_\_\_\_\_  
**NANCY V. JOHNSON**

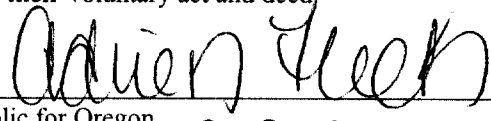
STATE OF OREGON, County of *Klamath* ss.

On *Feb 10, 06* personally appeared the above named **BRAD A. JOHNSON and NANCY V. JOHNSON** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



**525 Main Street**  
**Klamath Falls, OR 97601**  
 Order No.: 00062838

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

Official Seal



*#21-A*