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NO PART OF ANY STEVEN'S-NESS FORM MAY BE REPRODUCED

MTC-73035

Jerry Johnson

M06-05515

Klamath County, Oregon

03/24/2006 03:03:40 PM

Pages 1 Fee: \$21.00

Grantor's Name and Address

Danna M. Richey

1035 7th Street

Florence, OR 97439

Grantee's Name and Address

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

Western Title & Escrow Company

Po Box 489

Florence, OR 97439

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

Same as Grantee

SP/

RE

NAME

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jerry Johnson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Danna M. Richey

hereinafter called 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:

Lot 32 in Block 40 of Tract 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account #: 3507-018AD-03100-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state): all items of record as of the date of this deed

_____ 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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (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 on December 30, 2005; if grantor is a corporation, 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.

Jerry Johnson

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on December 30, 2005

by JERRY JOHNSON

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon
My commission expires May 19, 2006