

MTC 1396-7847

SPECIAL WARRANTY DEED

THE GRANTOR, JOHNSON MORTGAGE CORPORATION MONEY PURCHASE PENSION AND PROFIT SHARING PLANS AND TRUSTS, BARRY L. CARLSON OR DENNIS L. JOHNSON, TRUSTEE, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to STEVEN S. STULTS AND ROBBIN R. STULTS, HUSBAND AND WIFE, the grantee, and unto the grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property, situated in the County of KLAMATH, State of OREGON, to-wit:

Lot 17, Block 7, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon.

NOTE: THIS DEED is given in fulfillment of a contract recorded April 22, 1991 in Volume M91, page 7239.

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under the grantor.

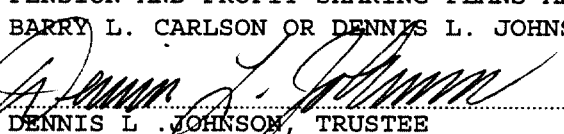
THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$ 40,000.00.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

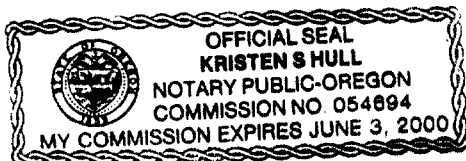
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

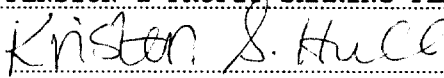
THIS INSTRUMENT WILL NOT ALLOW USE OF THE WITHIN DESCRIBED PROPERTY IN VIOLATION OF THE APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: DECEMBER 23, 1996

JOHNSON MORTGAGE CORPORATION MONEY PURCHASE PENSION AND PROFIT SHARING PLANS AND TRUSTS, BARRY L. CARLSON OR DENNIS L. JOHNSON, TRUSTEE,

DENNIS L. JOHNSON, TRUSTEE

STATE OF OREGON, County of MULTNOMAH) ss.
This instrument was acknowledged before me on DECEMBER 23, 1996
by DENNIS L. JOHNSON
as TRUSTEE
of JOHNSON MORTGAGE PENSION & PROFIT SHARING PLANS & TRUSTS.




Notary Public for the state of OREGON
My commission expires 6/3/00

SPECIAL WARRANTY DEED

JOHNSON MORTGAGE CORP PPSP Grantor
STULTS Grantee

After Recording Return To:

Steven & Robbin Stults
4603 Sumac Ave.

Klamath Falls, OR 97603

All tax statements shall be sent to the following:

NO CHANGE

Space Reserved
For
Recorder's Use

21.00