

2006-015695

Klamath County, Oregon



00000338200600156950040048

08/03/2006 03:49:23 PM

Fee: \$36.00



THIS SI

After recording return to:

Espedicto Hernandez and Rosa  
Hernandez

6603 Eberlein Ave.  
Klamath Falls, OR.

97603

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

Espedicto Hernandez and Rosa  
Hernandez

Address as shown above.

File No.: 7021-841151 (MTA)

Date: July 29, 2006

## STATUTORY WARRANTY DEED

**KENNETH B. JOHNSON and DEBORAH A. JOHNSON, husband and wife**, Grantor, conveys and warrants to **ESPEDICTO HERNANDEZ and ROSA HERNANDEZ, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

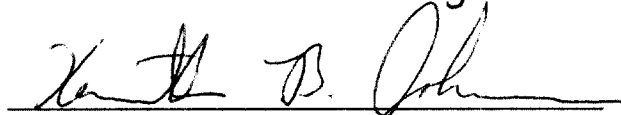
### Subject to:

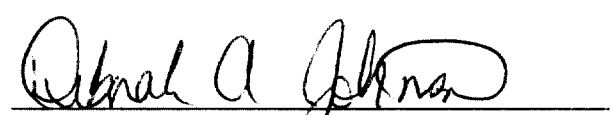
1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$318,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

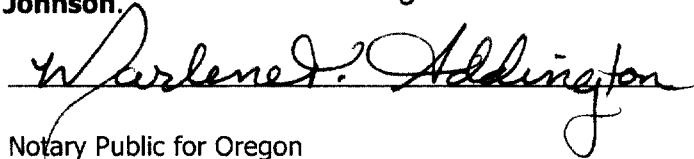
Dated this 1st day of August, 2006.

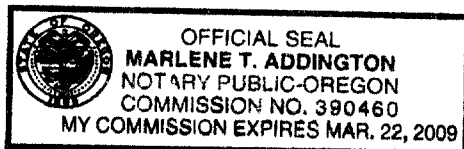
  
Kenneth B. Johnson

  
Deborah A. Johnson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1st day of August, 2006  
by **Kenneth B. Johnson and Deborah A. Johnson.**





Notary Public for Oregon  
My commission expires: March 22, 2009

**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

A TRACT OF LAND BEING THE SOUTHERLY 100 FEET OF PARCEL 3 OF "LAND PARTITION 10-96", SITUATED IN THE NW1/4 SW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 39, BEING THE SOUTHWEST CORNER OF SAID PARCEL 3 FROM WHICH THE 1/4 CORNER COMMON TO SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN AND SAID SECTION 18 BEARS NORTH 01° 27' 09" WEST 1,053.06 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 3 NORTH 00° 03' 01" WEST 121.17 FEET; THENCE SOUTH 55° 40' 10" EAST 487.60 FEET; THENCE ALONG THE EAST AND SOUTH BOUNDARY OF SAID PARCEL 3, SOUTH 00° 03' 01" EAST 121.17 FEET AND NORTH 55° 40' 10" WEST 487.60 FEET TO THE POINT OF BEGINNING, AS EVIDENCED BY LOT LINE ADJUSTMENT 7-97 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY PLANNING DEPARTMENT.

**PARCEL 2:**

A TRACT OF LAND SITUATED IN GOVERNMENT LOTS 3 AND 4 IN THE SW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH A DISTANCE OF 1249.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING SITUATED ON THE CENTERLINE OF THE STATE HIGHWAY AND ALSO BEING ON THE WEST LINE OF SAID SECTION 18; THENCE NORTH ALONG SAID CENTERLINE AND WEST LINE OF SAID SECTION 18 A DISTANCE OF 375.5 FEET; THENCE SOUTH 55° 36' EAST A DISTANCE OF 36.36 FEET TO A 5/8 INCH IRON PIN ON THE EAST RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE CONTINUING SOUTH 55° 36' EAST ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING DRAIN DITCH A DISTANCE OF 1298.64 FEET, MORE OR LESS, TO A 5/8 INCH IRON PIN ON THE WESTERLY LINE OF AN IRRIGATION LATERAL KNOWN SA THE "J" LATERAL; THENCE SOUTH 85° 04' WEST ALONG THE WESTERLY LINE OF SAID LATERAL A DISTANCE OF 293.0 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 36° 30' WEST ALONG THE WESTERLY LINE OF SAID LATERAL 165.0 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 53° 00' WEST ALONG THE NORTHERLY LINE OF AN EXISTING DRAIN DITCH A DISTANCE OF 853.44 FEET, MORE OR LESS, TO A 5/8 INCH IRON PIN SITUATED ON THE EAST RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE CONTINUING NORTH 53° 00' WEST A DISTANCE OF 37.56 FEET TO THE POINT OF BEGINNING.

ALSO A STRIP OF LAND 30 FEET IN WIDTH ADJOINING AND MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE MAIN CANAL OF THE GOVERNMENT IRRIGATION SYSTEM IN THE SW1/4 SW1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING AND EXTENDING THE ENTIRE DISTANCE FROM THE THREAD OR CENTERLINE OF THAT CERTAIN LATERAL BRANCHING FROM THE NORTHERLY SIDE OF SAID MAIN CANAL AND KNOWN AS LATERAL "J" IN A NORTHWESTERLY DIRECTION TO THE WEST BOUNDARY OF SAID SW1/4 SW1/4 OF SECTION 18, AND BEING A STRIP OF LAND ADJOINING SAID RIGHT OF WAY SAVED AND EXCEPTED IN DEED DATED SEPTEMBER 13, 1907, RECORDED AT PAGE 101 IN VOLUME 26, DEED RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE KLAMATH FALLS - MERRILL HIGHWAY STATE 39.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 4, 1997 IN VOLUME M97, PAGE 3478, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON .