



00002182200600171910020025

08/28/2006 10:50:46 AM

Fee: \$26.00



THIS SPA

After recording return to:
Kelli Johnson

8520 Elliott Rd.
Klamath Falls, OR.
97603

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

Kelli Johnson
Address as shown above.

File No.: 7021-870922 (MTA)

Date: August 24, 2006

STATUTORY WARRANTY DEED

ROSS T. FLEMING and ANNA M. FLEMING, husband and wife, Grantor, conveys and warrants to **KELLI JOHNSON**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 1 OF LAND PARTITION 84-05 SITUATED IN THE S 1/2 OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, AND THE N 1/2 OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 **\$80,000.00**. (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 24th day of August, 2006.

Ross T. Fleming
Ross T. Fleming


Anna M. Fleming

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of August, 2006
by **Ross T. Fleming both for himself and as attorney in fact for Anna M. Fleming.**

Marlene T. Aldington
Notary Public for Oregon

Notary Public for Oregon

My commission expires: March 22, 2009

