

2006-017774

Klamath County, Oregon



00002868200600177740010012

09/05/2006 10:22:28 AM

Fee: \$21.00

mtc-74305

WARRANTY DEED -- STATUTORY FORM

RANDALL STEVEN JOHNSON and SHAWNA MARIE JOHNSON, as tenants by the entirety, Grantor,

conveys and warrants to

WESLEY J. OLSON, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

PARCEL 2 OF LAND PARTITION 10-06 SITUATED IN THE SE1/4 NW1/4 OF SECTION 25 TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No(s): 148566

Map/Tax Lot No(s): 2408-25B0-00400

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$260,000.00 .

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, 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 28th day of August, 2006.

Randall Steven Johnson  
RANDALL STEVEN JOHNSON

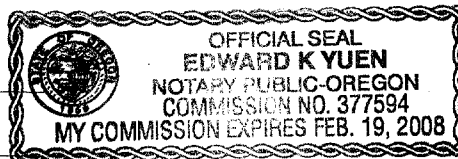
Shawna Marie Johnson  
SHAWNA MARIE JOHNSON

STATE OF OREGON, COUNTY OF CLATSOP ) SS.

This instrument was acknowledged before me on August 28, 2006 by RANDALL STEVEN . JOHNSON and SHAWNA MARIE JOHNSON.

[Signature]  
(Notary Public for Oregon)

My commission expires Feb/19/2008



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

WESLEY OLSON  
501 N 1ST ST  
CRESWELL, OR 97426

TITLE NO. 14-0045506

2100