

2006-021477

Klamath County, Oregon



00007209200600214770010013

10/25/2006 02:28:41 PM

Fee: \$21.00

After Recording Return to:

GREG AUSTIN and TERRY AUSTIN

8926 Aurora Court  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

GREG AUSTIN and TERRY AUSTIN

Same as above

ASPEN: 63941 MS

**WARRANTY DEED**  
(INDIVIDUAL)

BRAD A. JOHNSON and NANCY V. JOHNSON, herein called grantor, convey(s) to GREG AUSTIN and TERRY AUSTIN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 1, Tract No. 1198, VALE DEAN CANYON SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 162 MAP 3910-006DO TL 02100 KEY #697446

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$394,900.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated October 23, 2006.

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BRAD A. JOHNSON

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NANCY V. JOHNSON

STATE OF OREGON, County of Klamath ) ss.

On Oct. 24, 2006 personally appeared the above named BRAD A. JOHNSON and NANCY V. JOHNSON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



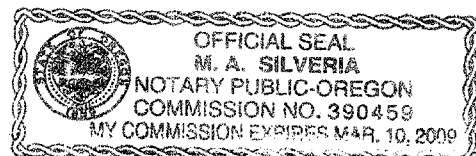
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063941

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



\$21-A