

2006-025191
Klamath County, Oregon



00011518200600251910030038

12/21/2006 03:39:18 PM

Fee: \$31.00



After recording return to:
Charles E. Defoe, Jr and Judith A.
McGee Defoe
12455 SW 68th Ave
Portland, OR 97223

Until a change is requested all tax statements
shall be sent to the following address:
Charles E. Defoe, Jr and Judith A.
McGee Defoe
12455 SW 68th Ave
Portland, OR 97223

File No.: 7073-951126 (DPL)
Date: December 15, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward W. Johnson and Iola L. Johnson, as tenants by the entirety, Grantor, conveys and warrants to **Charles E. Defoe, Jr and Judith A. McGee Defoe, 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. 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 **\$25,000.00**. (Here comply with requirements of ORS 93.030)

31-F

APN: R154415

Statutory Warranty Deed
- continued

File No.: 7073-951126 (DPL)
Date: 12/15/2006

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 18 day of December, 20 06.

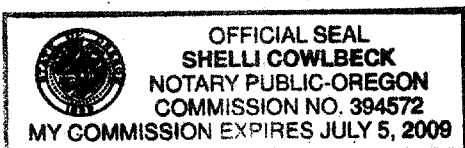
Edward W. Johnson
Edward W. Johnson

Iola L. Johnson
Iola L. Johnson

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 18 day of DEC, 20 06
by **Edward W. Johnson and Iola L. Johnson.**

Shelli Cowlbeck



Notary Public for Oregon
My commission expires: 7-5-09

APN: R154415

Statutory Warranty Deed
- continued

File No.: 7073-951126 (DPL)
Date: 12/15/2006

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 2:

A TRACT OF LAND SITUATE IN SOUTHWEST QUARTER OF SOUTHWEST QUARTER, SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY EDGE OF THE HIGHWAY NO. 97 RIGHT OF WAY 856.6 FEET MORE OR LESS EAST OF THE NORTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 24 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY EDGE OF SAID HIGHWAY RIGHT OF WAY, 70 FEET TO THE TRUE POINT OF BEGINNING; THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY 240 FEET; THENCE IN A SOUTHERLY DIRECTION, PARALLEL WITH SAID HIGHWAY, 107 FEET; THENCE IN A WESTERLY DIRECTION, AT RIGHT ANGLES TO SAID HIGHWAY, 100 FEET; THENCE IN A NORTHERLY DIRECTION, PARALLEL WITH SAID HIGHWAY, 157 FEET; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO SAID HIGHWAY TO THE WESTERLY EDGE OF SAID HIGHWAY, THENCE SOUTHERLY ALONG THE WESTERLY EDGE OF SAID HIGHWAY, 50 FEET TO THE TRUE POINT OF BEGINNING.