



After recording return to:  
John E. Johnson and Debora A.  
Johnson  
248 Mountain View Blvd.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
John E. Johnson and Debora A.  
Johnson  
248 Mountain View Blvd.  
Klamath Falls, OR 97601

File No.: 7021-975375 (ALF)  
Date: February 09, 2007


THIS SPACE



02/15/2007 03:22:24 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

 **Josephine Lillain Rizkovsky**, Grantor, conveys and warrants to **John E. Johnson and Debora A. Johnson, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 30 in Block 2 of Tract 1145, Nob Hill Replat, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$345,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 13 day of February, 2007.

Josephine Lillain Rizkovsky  
Josephine Lillain Rizkovsky

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of February, 2007  
by **Josephine Lillain Rizkovsky**.

Adrien Fleen

Notary Public for Oregon  
My commission expires:

12-3-10

