



THIS SPACE

2007-011185

Klamath County, Oregon



06/21/2007 03:33:15 PM

Fee: \$26.00

MT79505-MS

After recording return to:

Deborah L. Whitaker

PO Box 144

Forest Hills, CA 95631

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

Deborah L. Whitaker

PO Box 144

Forest Hills, CA 95631

Escrow No. MT79505-MS

Title No. 0079505

SWD

STATUTORY WARRANTY DEED

Thomas T. Johnson and Patti M. Johnson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Deborah L. Whitaker, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$349,000.00**.

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 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 18th day of June, 2007

Thomas T. Johnson

Patti M. Johnson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/18, 2007 by Thomas T. Johnson and Patti M. Johnson.



(Notary Public for Oregon)

My commission expires

12/20/10

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Block 2, CEDAR TRAILS, TRACT 1083, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided one-third interest in that well, pump and pump house located on Lot 2, Block 2, Tract 1083, CEDAR TRAILS along with access to said well from Lot 2 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described easement shall be for the benefit of said Lot 2 and shall run with the land.