

WTC 89752

THIS SPACE

2011-002982

Klamath County, Oregon



00098227201100029820020022

03/02/2011 11:36:54 AM

Fee: \$42.00

After recording return to:

John A. Desmond

4671 Winnetka Road

White City, OR 97503

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

John A. Desmond

4671 Winnetka Road

White City, OR 97503

Escrow No. AP0795065

Title No. 0795065

SWD r.013111

STATUTORY WARRANTY DEED

Robert S. Johnson and Linda R. Johnson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

John A. Desmond,

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:

Lot 59 of FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

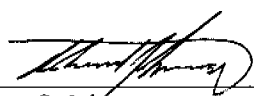
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

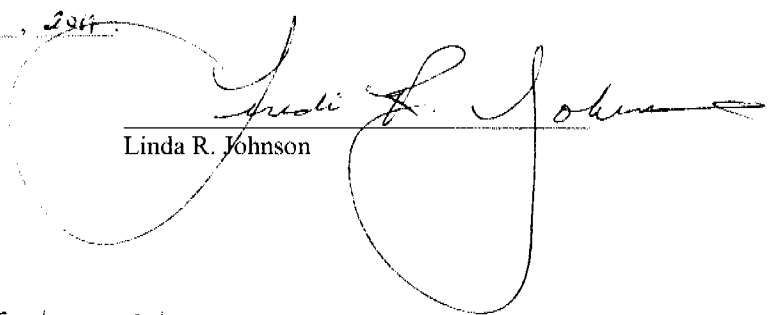
The true and actual consideration for this conveyance is **\$72,000.00**.

42AmJ

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


Dated this 24th day of Feb., 2011.


Robert S. Johnson


Linda R. Johnson

State of Oregon
County of Klamath

This instrument was acknowledged before me on Feb 24, 2011 by Robert S. Johnson and Linda R. Johnson.


(Notary Public for Oregon)

My commission expires 9-19-14

