

1st 1931416 AF



After recording return to:
David Johnson and Tena Johnson
7102 Pellet St.
Downey, CA 90241

Until a change is requested all tax
statements shall be sent to the
following address:
David Johnson and Tena Johnson
7102 Pellet St.
Downey, CA 90241

File No.: 7021-1931416 (ALF)
Date: July 27, 2012

2012-010609

Klamath County, Oregon



00124783201200106090030037

09/25/2012 02:36:26 PM

Fee: \$47.00

THIS SPACE

STATUTORY WARRANTY DEED

David L. Shaw and Lydia Dale Shaw, husband and wife, Grantor, conveys and warrants to **David Johnson and Tena Johnson, husband and wife as Joint Tenants**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in Sections 21 and 28 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 28; thence South 00°01'40" West along the West line of said Section 28, 51.50 feet to the Northwest corner of that parcel of land described in Deed Volume M73 Page 7239, Klamath County Deed Records; thence South 89°58'20" East along the North line of said property described in Deed Volume M73 Page 7239, 30.00 feet to the East right of way line of the County Road and the Point of beginning for this description; thence continuing South 89°58'20" East along said North property line and the extension thereof to the Westerly right-of-way line of the U.S.B.R. Klamath Project C-4-E lateral; thence Northwesterly along said Westerly lateral right-of-way line to the beginning of a curve to the right; thence along the arc of a 168.32 feet radius curve to the right (delta=23°40'00"; long chord=North 16°16'29" West, 69.03 feet) 69.53 feet to the end of curve; thence North 04°26'29" West, 213.63 feet; thence leaving said lateral Westerly right-of-way line North 89°51'29" West, 675.62 feet to said Easterly County road right-of-way line; thence Southerly along said Easterly County road right-of-way line to the point of beginning.

Excepting Therefrom: A 60 foot right-of-way for roadway purposes adjacent to and Northerly of the South line of the above described property commencing at said Easterly right-of-way line of a county road and terminating at said Westerly right-of-way line of the C-4-E lateral.

Subject to:

1. The **2012-213** Taxes, a lien not yet payable.
2. 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 **\$275,000.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

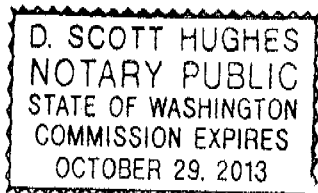
Dated this 19th day of September, 2012.

David L. Shaw
David L. Shaw

Lydia Dale Shaw
Lydia Dale Shaw

STATE OF WASHINGTON)
County of PIERCE) ss.

This instrument was acknowledged before me on this 19th day of September, 2012
by **David L. Shaw and Lydia Dale Shaw.**



D. Scott Hughes
Notary Public for WASHINGTON
My commission expires: 10-29-2013