



**2013-001206**  
Klamath County, Oregon  
02/01/2013 01:53:45 PM  
Fee: \$47.00

After recording return to:

WILLIAM S. FOULON

10851 HIGHWAY 140 E.

KLAMATH FALLS, OR 97603

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

WILLIAM S. FOULON

10851 HIGHWAY 140 E.

KLAMATH FALLS, OR 97603

Escrow No. MT96473-LW

Title No. 0096473

SWD r.020212

### STATUTORY WARRANTY DEED

**BENNY H. JOHNSON, TRUSTEE UNDER THE TERMS OF THE NORMA B. JOHNSON TRUST U/D/A/ DECEMBER 14, 2006 NOW KNOWN AS THE NORMA B. JOHNSON AND BENNY H. JOHNSON, UAD JULY 1, 2011, AND THEIR SUCCESSORS IN TRUST,**

Grantor(s), hereby convey and warrant to

**WILLIAM S. FOULON and ROBIN FOULON, as tenants by the entirety,**

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 true and actual consideration for this conveyance is **\$75,000.00**.

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:

47 AMT

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 1 day of February, 2013.

BENNY H. JOHNSON, TRUSTEE UNDER THE TERMS OF THE NORMA B. JOHNSON TRUST U/D/A/ DECEMBER 14, 2006 NOW KNOWN AS THE NORMA B. JOHNSON AND BENNY H. JOHNSON, UAD JULY 1, 2011, AND THEIR SUCCESSORS IN TRUST,

BY: Benny H. Johnson  
BENNY H. JOHNSON, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 1, 2013 by BENNY H. JOHNSON, TRUSTEE UNDER THE TERMS OF THE NORMA B. JOHNSON TRUST U/D/A/ DECEMBER 14, 2006 NOW KNOWN AS THE NORMA B. JOHNSON AND BENNY H. JOHNSON, UAD JULY 1, 2011, AND THEIR SUCCESSORS IN TRUST,.

Lisa Legget-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT A  
LEGAL DESCRIPTION

Lots 2, 3 and 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS AND EXCEPT the North 10 feet of Lot 2, Block 4, WILLIAMS ADDITION. ALSO LESS AND EXCEPT the following:

A portion of Lots 2, 3 and 4, in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITION, said point being South 01 degree 36' 00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88 degrees 44' 52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01 degrees 36' 00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88 degrees 45' 51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01 degree 36' 00" East 109.67 feet along the East line of said Block 4 to the point of beginning.

LESS AND EXCEPT a portion of Lot 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4 of said Williams Addition, said point being North 88 degrees 45' 51" West 36.00 feet from the Southeast corner of Lot 4; thence North 88 degrees 45' 51" West 42.70 feet along said South line of Lot 4; thence North 01 degree 36' 00" East 3.65 feet; thence South 88 degrees 45' 51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01 degree 36' 00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.

TOGETHER WITH that certain well agreement between Richard F. Bogatay and Tamyra Bogatay, husband and wife; and Gerald V. Breedlove, recorded February 1, 1991 in Book M91 at page 3800, and re-recorded March 15, 1991 in Book M91 at page 4769, Microfilm Records of Klamath County, Oregon.