



**2014-007615**  
Klamath County, Oregon  
07/21/2014 01:30:11 PM  
Fee: \$52.00

After recording return to:

James A. Johnson

P.O. Box 134

Crescent, OR 97733

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

James A. Johnson

P.O. Box 134

Crescent, OR 97733

Escrow No. SR153573TI

Title No. 0100977

SWD r.020212

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**STATUTORY WARRANTY DEED**

**William J. Bisbee and Lynda S. Bisbee, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**James A. Johnson,**

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**

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

**Property ID 148717**

**2408-025A0-01900-000**

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

Return to: The logo for AmeriTitle, featuring a stylized 'A' with a triangle inside, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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 <sup>28</sup>~~7~~ 18 day of July 2014.

William J. Bisbee by Lynda S. Bisbee  
William J. Bisbee      his attorney in fact      Lynda S. Bisbee

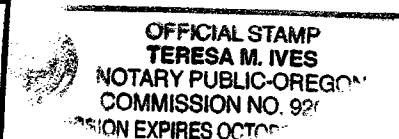
State of Oregon  
County of Deschutes

On this 18 day of July, 2014, personally appeared Lynda S. Bisbee, as attorney in fact for William J. Bisbee and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instruments to be the act and deed of said principal.

Before me:

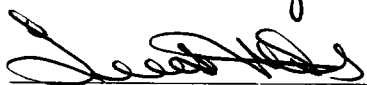
  
(Notary Public for Oregon)

My commission expires 10/13/17

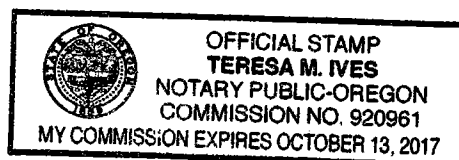


State of Oregon  
County of Deschutes

This instrument was acknowledged before me on July 18, 2014 by Lynda S. Bisbee.

  
(Notary Public for Oregon)

My commission expires 10/13/17



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land in the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 of the NE1/4 of said Section 25; thence North 1,320 feet to the North line of the SW1/4 of the NE1/4, thence Westerly along the North line of said SW1/4 of the NE1/4 a distance of 220 feet; thence South 1,320 feet, more or less, to the South line of the SW1/4 of the NE1/4; thence East 220 feet along the South line of the SW1/4 of the NE1/4 to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Crescent Road (Odell-Crescent Co. Roadway) all located in Klamath County, Oregon.