

Returned at Counter

2015-013600

Klamath County, Oregon

Donald Scott Johnston

Grantor



00179995201500136000020021

12/18/2015 02:06:02 PM

Fee: \$47.00

Donald Scott Johnston Trustee of
the Donald Scott Johnston Revocable Living Trust
13619 Hwy 66
Klamath Falls, Oregon 97601

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Donald Scott Johnston, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald Scott Johnston, Trustee of the Donald Scott Johnston Revocable Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A

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, 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

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

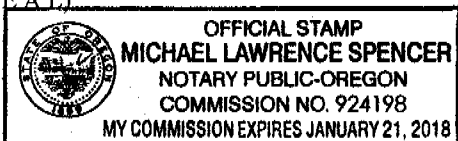
In Witness Whereof, the undersigned grantors, have executed this instrument this 18th day of December, 2015.

Donald Scott Johnson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Donald Scott Johnston and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me:
Notary Public for Oregon
My Commission Expires: 1-21-2018

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

THE N 1/2 NE 1/4 AND THE SE 1/4 NE 1/4 OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

ALL THAT PORTION OF THE NW 1/4 OF SECTION 32 LYING NORTHERLY AND WESTERLY OF THE GREENSPRINGS HIGHWAY AND WESTERLY OF THAT PARCEL OF LAND BEGINNING AT THE INTERSECTION OF A WELL ESTABLISHED FENCE LINE AND THE NORTH LINE OF SE 1/4 SW 1/4 OF SECTION 29 WHICH POINT IS APPROXIMATELY 368 FEET WEST OF THE NORTHEAST CORNER OF SAID SE 1/4 SW 1/4, THENCE WEST TO AN INTERSECTION WITH A LINE RUNNING PARALLEL WITH AND DISTANT 206 FEET MEASURED AT RIGHT ANGLES WESTERLY FROM SAID FENCE LINE; THENCE SOUTHEASTERLY ALONG SAID LINE PARALLEL WITH THE FENCE LINE, 3520 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE STATE HIGHWAY; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY TO AN INTERSECTION WITH SAID FENCE LINE; THENCE NORTHWESTERLY ALONG THE FENCE LINE TO THE PLACE OF BEGINNING, CONVEYED BY RALPH A JOHNSTON ET UX TO ERWIN HEIM ET UX BY DEED RECORDED IN VOLUME 245 PAGE 214, OF DEEDS, RECORDS OF KLAMATH COUNTY, OREGON ALL IN TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO THE FOLLOWING DESCRIBED PORTION OF THE NW 1/4 SW 1/4 OF SECTION 32, DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 SECTION CORNER ON THE WEST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE SECTION LINE 870 FEET; THENCE EAST 879 FEET, MORE OR LESS, TO THE WEST LINE OF THE STATE HIGHWAY; THENCE NORTHERLY ALONG SAID LINE OF HIGHWAY TO A POINT WHICH IS 1100 FEET EAST AND 206 FEET SOUTH OF SAID 1/4 SECTION CORNER, THENCE NORTH 206 FEET TO THE NORTH LINE OF SAID NW 1/4 SW 1/4; THENCE WEST ALONG SAID LINE 1100 FEET TO THE SAID 1/4 SECTION CORNER. ALL IN TOWNSHIP 39 SOUTH RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.