

2009-001341  
Klamath County, Oregon



After recording return to:  
Thomas E. Johnson and Becky L.  
Johnson  
PO Box 75  
Bonanza, OR 97623

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

File No.: 7021-1328703 (DMC)  
Date: January 28, 2009

THIS SPACE



02/04/2009 03:40:15 PM

Fee: \$31.00

### STATUTORY BARGAIN AND SALE DEED

**Tom Johnson and Becky Johnson who acquired title as Becky Rogers**, Grantor, conveys to  
**Thomas E. Johnson and Becky L. Johnson as Joint Tenants with Right of Survivorship**,  
Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$to convey title only**. (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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 30 day of January, 20 09.

F31-

File No.: **7021-1328703 (DMC)**  
Date: **01/28/2009**

Page 2 of 3

**EXHIBIT A**

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

**PARCEL I: SW $\frac{1}{4}$ NE $\frac{1}{4}$  SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.** ✓

**ALSO, BEGINNING AT THE NORTHWEST CORNER OF SE $\frac{1}{4}$  OF SAID SECTION 5; THENCE SOUTH ONE CHAIN, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD RUNNING EASTERLY; THENCE EASTERLY AND SOUTHERLY 20 CHAINS; THENCE NORTH TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING;**

**ALSO ALL OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$  OF SAID SECTION 5, LYING NORTH OF THE CENTERLINE OF THE OLD GROHS RANCH ROAD, BUT EXCLUDING ALL OF THAT PORTION OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 5 LYING NORTH OF THE ROAD WHERE IT HAS BEEN RELOCATED IN PART, IT BEING THE INTENTION OF THE PARTIES THAT SAID GROHS RANCH ROAD AS ORIGINALLY ESTABLISHED AND STILL APPARENT ON THE GROUND, INCLUDING THE DISUSED PORTIONS THEREOF, SHALL BE THE SOUTH BOUNDARY OF THIS PARCEL IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**PARCEL II: A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING ALL THAT PORTION OF THE W  $\frac{1}{2}$  W  $\frac{1}{2}$  SE  $\frac{1}{4}$  OF SAID SECTION 5, LYING EASTERLY OF EAST LANGELL VALLEY ROAD, A COUNTY ROAD, AND SOUTHERLY OF THE STATE LINE ROAD, A PUBLIC ROAD.**

**NOTE:** This legal description was created prior to January 1, 2008.