

2011-003420

Klamath County, Oregon



00098741201100034200020029

03/10/2011 10:10:03 AM

Fee: \$42.00

Grantor's Name and Address

WILLIAM H. JOHNSON
JACQUELINE J. JOHNSON
1088 THREE PINES ROAD
GRANTS PASS, OREGON 97526

Grantee's Name and Address

WILLIAM H. JOHNSON AND
JACQUELINE J. JOHNSON, TRUSTEES
JOHNSON LIVING TRUST
DATED JANUARY 31, 2011
1088 THREE PINES ROAD
GRANTS PASS, OREGON 97526

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

WILLIAM H. JOHNSON
JACQUELINE J. JOHNSON
1088 THREE PINES ROAD
GRANTS PASS, OREGON 97526

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that WILLIAM H. JOHNSON AND JACQUELINE J. JOHNSON, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. JOHNSON AND JACQUELINE J. JOHNSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JOHNSON LIVING TRUST DATED JANUARY 31, 2011, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

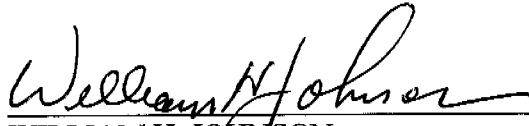
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

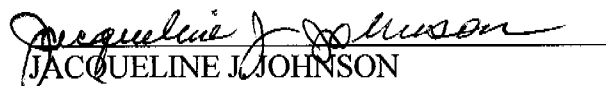
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of January, 2011 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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


WILLIAM H. JOHNSON

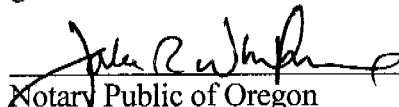

JACQUELINE J. JOHNSON

State of Oregon)

: ss.

County of Jackson)

Before me this 31st day of January, 2011, personally appeared WILLIAM H. JOHNSON and JACQUELINE J. JOHNSON, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon

My Commission expires: 03/21/2011

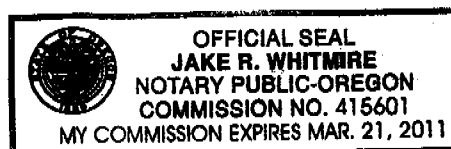


EXHIBIT "A"

A portion of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 39 South of Range 9 East, W.M., described as follows: Beginning at a point on the South boundary line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2, 220 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet to the place of beginning; Subject to a right of way 6 feet wide off the Easterly side of said tract for use as an irrigation lateral and further subject to an easement 20 feet wide off the Westerly side of said tract for use as a private roadway; and further granting the use in connection with owners of property adjoining of that certain roadway forty feet wide being 20 feet off the Westerly side of tis property as above described herein and A.L. Paul with reference to said private roadway which said contract is recorded in the office of the County Clerk of Klamath County, Oregon. *W.L.*