

WTC 91247-DS



THIS SPACE I

2011-012274

Klamath County, Oregon



00109573201100122740030034

11/01/2011 03:17:15 PM

Fee: \$47.00

After recording return to:

WILLIAM BURTON JOHNSON

1701 Harvey St.

Salem, OR 97352

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

WILLIAM BURTON JOHNSON

1701 Harvey St.

Salem, OR 97352

Escrow No. MT91247-DS

Title No. 0091247

SWD r.042611

### STATUTORY WARRANTY DEED

**BEATRICE SHADE,**

Grantor(s), hereby convey and warrant to

**WILLIAM BURTON 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:

Lot 6 in Block 7 of **KLAMATH RIVER ACRES**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$104,000.00**.

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:

472nd

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.

Dated this 27 day of Oct, 2011.

X Beatrice Shade  
BEATRICE SHADE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by BEATRICE SHADE.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California

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)ss.

County of EL DORADO

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On October 27, 2011 before me, L. BRIDENBAKER, Notary Public, personally appeared BEATRICE SHADE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

*L. Bridenbaker*

(Seal)

