

NTC 92560-LW

2012-000210

Klamath County, Oregon



00112316201200002100030037

01/10/2012 11:31:44 AM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92560-LW
Title Order No. 0092560

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **THE JOHNSTON FAMILY TRUST**

Address: **P.O. BOX 20245**

City, ST Zip: **KEIZER, OR 97307**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): STATUTORY WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **WESLEY D. JONES, 4149 SW BEAR DR. MADRAS, OR 97741**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **ARTHUR G. JOHNSTON AND G. TINA JOHNSTON, TRUSTEES OF THE JOHNSTON FAMILY REVOCABLE TRUST DATED MARCH 30, 2006, P.O. BOX 20245, KEIZER, OR 97307**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **ARTHUR G. JOHNSTON AND G. TINA JOHNSTON, TRUSTEES OF THE JOHNSTON FAMILY REVOCABLE TRUST DATED MARCH 30, 2006**

Address: **P.O. BOX 20245**

City, ST Zip: **KEIZER, OR 97307**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$81,929.83

470mif



After recording return to:

ARTHUR G. JOHNSTON AND G. TINA
JOHNSTON, TRUSTEES OF THE
JOHNSTON FAMILY REVOCABLE TRUST
DATED MARCH 30, 2006

P.O. BOX 20245
KEIZER, OR 97307

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

ARTHUR G. JOHNSTON AND G. TINA
JOHNSTON, TRUSTEES OF THE
JOHNSTON FAMILY REVOCABLE TRUST
DATED MARCH 30, 2006

P.O. BOX 20245
KEIZER, OR 97307

Escrow No. MT92560-LW

Title No. 0092560

SWD r.042611

STATUTORY WARRANTY DEED

WESLEY D. JONES,

Grantor(s), hereby convey and warrant to

**ARTHUR G. JOHNSTON AND G. TINA JOHNSTON, TRUSTEES OF THE JOHNSTON FAMILY
REVOCABLE TRUST DATED MARCH 30, 2006,**

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:

Unit 10071 (Westbrook Drive), SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS
CONDOMINIUM STAGE 3, 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 **\$81,929.83**.

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:

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 6 day of JAN, 2014

Wesley D Jones
WESLEY D. JONES

State of Oregon

County of Jefferson

This instrument was acknowledged before me on Jan 6, 2012 by WESLEY D. JONES.

Sondy R Wyss
(Notary Public for Oregon)

My commission expires 3-10-14

