

NOT 92971-SH



THIS SPACE

2012-002223

Klamath County, Oregon



00114680201200022230030032

03/01/2012 11:32:16 AM

Fee: \$47.00

**Grantor:**

BEATRIZ M. FOSSE, TRUSTEE  
AND/OR HER SUCCESSORS OF  
THE BEATRIZ M. FOSSE LIVING  
TRUST, DATED MAY 10, 2000  
710 Fiero Lane #24  
San Luis Obispo, Ca 93401

**After recording return to:**

CHARLES N. JOHNSON  
22330 GAGE ROAD  
KINGS VALLEY, OR 97361

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

CHARLES N. JOHNSON  
22330 GAGE ROAD  
KINGS VALLEY, OR 97361

Escrow No. MT92971-SH

Title No. 0092971

SWD r.020212

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**STATUTORY WARRANTY DEED**

**BEATRIZ M. FOSSE, TRUSTEE AND/OR HER SUCCESSORS OF THE BEATRIZ M. FOSSE  
LIVING TRUST, DATED MAY 10, 2000,**

Grantor(s), hereby convey and warrant to

**CHARLES N. JOHNSON and DEBORAH J. JOHNSON, as tenants by the entirety,**

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:

Lots 9 and 10 Block 30, MALIN, 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 **\$33,000.00**.

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:

47Pm

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of 2 FEB. 2012

THE BEATRIZ M. FOSSE LIVING TRUST

BY: Beatriz M Fosse

BEATRIZ M. FOSSE, TRUSTEE

STATE OF CALIFORNIA

ss.

COUNTY OF

On \_\_\_\_\_, 2012 before me, \_\_\_\_\_ personally appeared BEATRIZ M. FOSSE, TRUSTEE OF THE BEATRIZ M. FOSSE LIVING TRUST personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

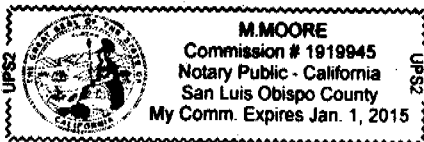
State of California

County of San Luis Obispo }

On 2-27-12 before me, M. Moore, Notary Public,  
Date Here Insert Name of Officer

Personally appeared Bentrix M. Fosse  
Name(s) of Signer(s)

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.

Place Notary Seal Above

Signature M. Moore  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

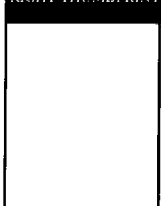
### Capacity(ies) Claimed by Signer(s)

Signer's name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT



Signer's name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT

