

2012-002322

Klamath County, Oregon



00114798201200023220030031

03/05/2012 10:02:57 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. MT92794-LW
Title Order No. 0092794

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **DANIEL J. JOHNSON**

Address: **P.O. BOX 492**

City, ST Zip: **MALIN, OR 97632**

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: **VIRGINIA RAJNUS, TRUSTEE OF THE VIRGINIA RAJNUS REVOCABLE LIVING TRUST, 4146 #A ADELAIDE, KLAMATH FALLS, OR 97603**

Seller Name & Address: **VIRGINIA RAJNUS, 4146 #A ADELAIDE, KLAMATH FALLS, OR 97603**

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

Buyer Name & Address: **DANIEL J. JOHNSON, P.O. BOX 492, MALIN, OR 97632**

Buyer Name & Address: **CAROL M. JOHNSON, P.O. BOX 492, MALIN, OR 97632**

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: **DANIEL J. JOHNSON**

Address: **P.O. BOX 492**

City, ST Zip: **MALIN, OR 97632**

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:

\$15,000.00

47AMJ



After recording return to:

DANIEL J. JOHNSON

P.O. BOX 492

MALIN, OR 97632

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

DANIEL J. JOHNSON

P.O. BOX 492

MALIN, OR 97632

Escrow No. MT92794-LW

Title No. 0092794

SWD r.020212

STATUTORY WARRANTY DEED

**VIRGINIA RAJNUS, TRUSTEE OF THE VIRGINIA RAJNUS REVOCABLE LIVING TRUST
AS TO PARCEL 1 and VIRGINIA RAJNUS AS TO PARCEL 2,**

Grantor(s), hereby convey and warrant to

DANIEL J. JOHNSON and CAROL M. 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:

PARCEL A:

The SW1/4 SE1/4 in Section 23 and the NW1/4 NE1/4 of Section 26, Township 40
South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcel 2 of Land Partition 33-03 being a replat of Parcel 1 of Land Partition 8-
01, situated in Section 23, the W1/2 of Section 24, the NW1/4 of Section 25 and
the N1/2 of Section 26, Township 40 South, Range 11 East of the Willamette
Meridian, Klamath County, Oregon

PARCEL C:

Parcel 2 of Land Partition 8-01, said Land Partition being situated in Sections
23 and 24, the NW1/4 of Section 25, and the N1/2 of Section 26, Township 40
South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$15,000.00**.

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:

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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 29 day of February, 2012

VIRGINIA RAJNUS, TRUSTEE OF THE VIRGINIA
RAJNUS REVOCABLE LIVING TRUST

Virginia Rajnus
VIRGINIA RAJNUS

BY: Virginia Rajnus
VIRGINIA RAJNUS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 29, 2012 by VIRGINIA RAJNUS, TRUSTEE OF THE VIRGINIA RAJNUS REVOCABLE LIVING TRUST and VIRGINIA RAJNUS INDIVIDUALLY

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

