



2013-002352
 Klamath County, Oregon
 03/04/2013 03:10:13 PM
 Fee: \$42.00

After recording return to:

Daniel J. Johnson

16910 Harpold Road

Malin, OR 97632

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

Daniel J. Johnson

16910 Harpold Road

Malin, OR 97632

Escrow No. MT96626-SH

Title No. 0096626

SWD r.020212

STATUTORY WARRANTY DEED

Virginia Rajnus, Individually and Virginia Rajnus, Trustee of The Virginia Rajnus Revocable Living Trust,

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 3, 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.

The true and actual consideration for this conveyance is **\$18,000.00**.

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:

42 Amt

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 Feb, 2013.

Virginia Rajnus
Virginia Rajnus, Individually

The Virginia Rajnus Revocable Living Trust

BY: Virginia Rajnus
Virginia Rajnus, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 27, 2013 by Virginia Rajnus, Individually and Virginia Rajnus, Trustee of The Virginia Rajnus Revocable Living Trust.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2016

