

1st
2024449-
DMO

2013-002743

Klamath County, Oregon

03/13/2013 03:32:35 PM

Fee: \$42.00



After recording return to:
Chris A Johnson and Pamela D
Johnson
34304 Oregon Shores Drive
Chiloquin, OR 97624

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

Chris A Johnson and Pamela D
Johnson
34304 Oregon Shores Drive
Chiloquin, OR 97624

File No.: 7021-2024449 (DM)
Date: February 22, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Udell Brumley, Grantor, conveys and warrants to **Chris A Johnson and Pamela D Johnson as Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 22 of Block 22, Oregon Shores Subdivision, Unit 2, Tract No. 1113, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$149,000.00**. (Here comply with requirements of ORS 93.030)

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 5th day of March, 2013.

The Heirs and Devisee of Gerald Oliver
Brumley, deceased.

Udell Brumley
Udell Brumley, Successor Trustee

STATE OF Oregon Nevada)
County of Klamath Clatsop) ss.



TERRENA KAIMIMOKU
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-5014-1
My Appt. Expires May 1, 2015

This instrument was acknowledged before me on this 5th day of March, 2013
by as of The Heirs and Devisee of Gerald Oliver Brumley, deceased., on behalf of the .

Terrena Kaimimoku

Notary Public for Oregon Nevada
My commission expires: May 1st 2015