

151 2294774 LW



After recording return to:  
Jonathan David Johnson  
11529 White Goose Dr  
Keno, OR 97627

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jonathan David Johnson  
11529 White Goose Dr  
Keno, OR 97627

File No.: 7021-2294774 (LW)  
Date: July 29, 2014

2014-009771

Klamath County, Oregon

09/19/2014 01:55:35 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Ralph Ploeger and Debbie Ploeger, husband and wife**, Grantor, conveys and warrants to  
**Jonathan David Johnson**, 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 29 BLOCK 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$225,000.00**. (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 17 day of September, 2014.

Ralph Ploeger  
Ralph Ploeger

Debbie Ploeger  
Debbie Ploeger

STATE OF Oregon )  
 )ss.  
County of Clatsop )

This instrument was acknowledged before me on this 17 day of September, 2014  
by **Ralph Ploeger and Debbie Ploeger**.

Lynda West

Notary Public for Oregon  
My commission expires: 2-10-17

