

18 2314599 - LW

2015-000550
Klamath County, Oregon
01/21/2015 10:20:05 AM
Fee: \$47.00



After recording return to:
Jason Johnson and Cari Johnson
21406 Harpold Rd
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to the
following address:
Jason Johnson and Cari Johnson
21406 Harpold Rd
Malin, OR 97632

File No.: 7021-2314599 (LW)
Date: September 05, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerrold B. Walter, as trustee of the Walter Revocable Living Trust, Grantor, conveys and warrants to **Jason Johnson and Cari 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:

The SE1/4 NE1/4 of Section 7, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, reserving and excepting from this description the following described property:

All that portion of the SE1/4 NE1/4 of Section 7, Township 41 South, Range 12 East of the Willamette Meridian, lying on each side of the center line of the "10" Drain and 32.5 feet distant therefrom, said center line beginning at a point 32.5 feet North of the Southeast corner of the above described property; thence running West to a point 32.5 feet North of the Southwest corner of the above described property.

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 **\$340,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 20 day of January, 2015.

Jerrold B. Walter, as trustee of the Walter
Revocable Living Trust


Jerrold B. Walter, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of January, 2015
by as of Jerrold B. Walter, as trustee of the Walter Revocable Living Trust, on behalf of the .


Notary Public for Oregon

My commission expires: 2-10-17

