

2015-002691

Klamath County, Oregon

**Recording Requested By:**  
Michele Matsumura, Attorney



00166923201500026910020027

**When Recorded Mail To:**  
Matsumura Law Firm  
5674 Stoneridge Dr, Suite 202  
Pleasanton, CA 94588  
925.218.8984

03/27/2015 08:36:14 AM

Fee: \$47.00

**Mail Tax Statements To:**  
Gene and Linda Johnson  
7435 Maywood Drive  
Pleasanton, CA 94588

APN: R887994

Lot

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Gene A. Johnson as Sole and Separate Property,**

HEREBY GRANTS TO **Gene A. Johnson and Linda A. Johnson, or their successor(s), as trustees of the Gene and Linda Johnson 2015 Family Trust dated March 21, 2015**

the following described real property in the County of KLAMATH, State of OREGON:

**LOT 822 OF RUNNING Y RESORT PHASE 10, RECORDED SEPTEMBER 26, 2001 ACCORDING TO THE OFFICIAL PLAT THEREOF ON THE FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

SUBJECT TO: NON-DELINQUENT REAL PROPERTY TAXES AND ASSESSMENTS FOR THE CURRENT FISCAL YEAR AND ALL LATER YEARS; AND TO AL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, LIMITATIONS, USES, RIGHTS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD ON THE DATE HEREOF, INCLUDING, WITHOUT LIMITATION, THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE RUNNING Y RANCH RESORT RECORDED AUGUST 2, 1996, AND THE DECLARATION ANNEXING PHASE 1 OF VIEW POINT HOMESITES TO THE RUNNING Y RANCH RESORT RECORDED OCTOBER 1, 2001, ALL OF WHICH ARE HEREBY INCORPORATED BY REFERENCE INTO THE BODY OF THIS INSTRUMENT AS IF THE SAME WERE FULLY SET FORTH HEREIN.

The true consideration for this conveyance is: Other value was the whole consideration

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: March 21, 2015

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GENE A. JOHNSON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California                     )  
  ) ss  
County of Alameda                    )

On MARCH 21, 2015, before me, MARK A GIUDICI, Notary Public, personally appeared GENE A JOHNSON AND LINDA A JOHNSON, who proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Mark A. Giudici  
Notary Public

