



00184862201600036290020021

04/11/2016 08:38:45 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Benny H. Johnson
21200 SW Lawrence Way
Aloha OR 97006

BARGAIN AND SALE DEED

Benny H. Johnson, in his capacity as Claiming Successor of the Small Intestate Estate of Cloyd Leon Johnson, Klamath County Circuit Court Case No. 15PB05702, Grantor, conveys unto Benny H. Johnson, all that real property in Klamath County, Oregon, which is more particularly described as follows:

Easterly 100 feet of Lot 6, Block 113, Buena Vista Addition to the
City of Klamath Falls, County of Klamath, State of Oregon.

Klamath County Assessor's Account No. R-3809-029CC-02500-000

More commonly referred to as: 1308 California Avenue
Klamath Falls OR 97601

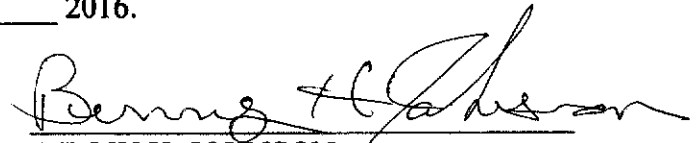
The true and actual consideration for this transfer is inheritance.

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,

BARGAIN AND SALE DEED - 1

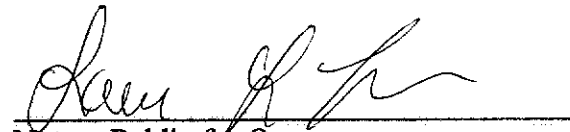
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31 day of March 2016.


BENNY H. JOHNSON

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on March 31st, 2016 by Benny
H. Johnson.


Notary Public for Oregon
My Commission Expires: 3-26-17

