

## 2016-007340

Klamath County, Oregon 07/12/2016 02:09:38 PM

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Fee: \$52.00

## THIS SPACE RESERVED FOR RECORDER'S USE

After recording re	eturn to:	
Thomas J. Johns	on and Sara E. Johnson	
PO Box 1867	·	
Klamath Falls, C	OR 97601	
Until a change is	requested all tax statements	
shall be sent to the	e following address:	
Thomas J. Johns	on and Sara E. Johnson	
PO Box 1867		
Klamath Falls, C	OR 97601	
File No.	111363AM	

## STATUTORY WARRANTY DEED

Janis K. Clark as to an undivided 1/2 interest and Gregg Clark and Diana L. Clark, Trustees of the Gregg Clark and Diana L. Clark 2015 Trust, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Thomas J. Johnson and Sara E. Johnson, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 31, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$205,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

Commission Expires:

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.

SECTIONS 2 TO 7, CHAPTER 8, OREC		10 17, CHAPTER 855, O	KEGON LAWS 2009, AND
Dated this 8th day of July	, 2016 i		
,			
By: Gregg Clark, Trustee			· ·
By;			
Janis K. Clark	········		
State of O/EGON } ss County of HANGON }			
MYCHM K DONO	day of J	201 a Motary Public in and fo	before me, r said state, personally appeared
Jan's K. Clark, known or identified to me acknowledged to me that he/she/they execut IN WITNESS WHEREOF, I have hereunto	ted same.		
written.			OFFICIAL STAMP
Notary Public for the State of OCE90. Residing at: THE SON (2014)	<del>N</del>		YCHAL KENKETH POND IOTARY PUBLIC-CREGON XOMMISSICH NO. 922316 AISSON EPRES KOYEIRER 21, 2017
Commission Expires: November 25, 20	2	§ ************************************	ASSOCIATION DESCRIPTION OF SECURITY AND SECU
	lay of	Notary Public in and for	before me, said state, personally appeared
Gregg Clark, Trustee and Diana L. Clark, T to be the person(s) whose name(s) is/are sul same.	rustee of the Gregg Clar bscribed to the within In	c and Diana L. Clark 2015 strument and acknowledged	Trust, known or identified to me I to me that he/she/they executed
IN WITNESS WHEREOF, I have hereunto swritten.	set my hand and affixed	ny official seal the day and	year in this certificate first above
Notary Public for the State ofResiding at:	**************************************		

Page 2 Statutory Warranty Deed Escrow No. 111363AM

Commission Expires: April 26. 2019

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.

SECTIONS 2 TO 7, CHAPTER 8, OREGO	SECTIONS 2 TO ON LAWS 2010.	9 AND 17, CHAPTE	ER 855, OREGON	LAWS 2009, AN	D
Dated this 11 day of 10		<b>₹</b>			
By: Gregg Clark Trustee					
By; Diana L. Clark, Trustee					
Janis K. Clark	ш.				
State of California 1 ss County of Del Norw					
On this day	y of		·····	before	me.
Janis K. Clark, known or identified to me to acknowledged to me that he/she/they executed IN WITNESS WHEREOF, I have hereunto set written.	be the person(s) same. my hand and affi	with the name (2) 12/ar	in and for said state subscribed to the eday and year in thi	within Instrument	and
Notary Public for the State of		······································			
On this day  M. Pluntett Notan  Gregg Clark, Trustee and Diana L. Clark, Trust to be the person(s) whose name(s) is/are subscisame.  IN WITNESS WHEREOF, I have hereunto set is written.	of <u>PONC</u> the of the Gregg ( ribed to the within	n Instrument and ackn	rk 2015 Trust , knowledged to me that	wn or identified to t he/she/hev exect	me uted
M. Port		:	^^·^	<u> </u>	
Notary Public for the State of Coulfor Residing at: Del Norte Courtu	<u>sia</u>		Common Notar	M. PLUNKETT nission # 2108771 y Public - California	KNNA

Del Norte County My Comm. Expires Apr 26, 2019