



THIS SPACE RES

2017-005776
Klamath County, Oregon
05/26/2017 01:04:00 PM
Fee: \$47.00

After recording return to:

Sherry L. Neky and Michael R. Neky

11433 Red Wing Loop

Keno, OR 97627

Until a change is requested all tax statements

shall be sent to the following address:

Sherry L. Neky and Michael R. Neky

11433 Red Wing Loop

Keno, OR 97627

File No. 161830AM

STATUTORY WARRANTY DEED

Charlene M. Johnson, Trustees of the Johnson Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Sherry L. Neky and Michael R. Neky, 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 2 in Block 31, Tract 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM A tract of land being a portion of Lot 2, Block 31, of TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, situated in the NW1/4 of Section 6, Township 40 South, Range 8, East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwesterly corner common to Lot 1, Block 31 and said Lot 2; thence North 50 degrees 21' 32" East along the line common to said Lots 1 and 2, 148.91 feet; thence South 40 degrees 47' 04" West 32.25 feet; thence South 52 degrees 58' 54" West 117.23 feet to the point of beginning. (Lot Line Adjustment 8-01)

The true and actual consideration for this conveyance is **\$214,900.00.**

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:

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 25 day of May 2017

Johnson Revocable Living Trust

By: Charlene M. Johnson, Trustee
Charlene M. Johnson, Trustee

State of Oregon} ss.
County of Linn }

On this 25th day of May, 2017, before me, Leesa Dawn Johnson, a Notary Public in and for said state, personally appeared Charlene M. Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Johnson Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Leesa Dawn Johnson
Notary Public for the State of Oregon
Residing at: Lebanon, OR
Commission Expires: 12-1-2018

