



THIS SPACE RESE

2017-005975  
Klamath County, Oregon  
06/01/2017 02:40:00 PM  
Fee: \$47.00

After recording return to:

Douglas I. Johnson and Michelle D. Johnson  
40240 SW Fort Hill Rd  
Willamina, OR 97396

Until a change is requested all tax statements shall be sent to the following address:

Douglas I. Johnson and Michelle D. Johnson  
40240 SW Fort Hill Rd  
Willamina, OR 97396  
File No. 168797AM

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**STATUTORY WARRANTY DEED**

**C. Carl King and Shirley A. King, husband and wife,**

Grantor(s), hereby convey and warrant to

**Douglas I. Johnson and Michelle D. Johnson as Trustees of The Douglas I. Johnson and Michelle D. Johnson Living Trust,**

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 11, Block 1, Tract 1214, Deschutes Land Sales, unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2508-005D0-01200-000**

The true and actual consideration for this conveyance is **\$60,000.00**.

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:

Return to:   
**AmeriTitle**

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.

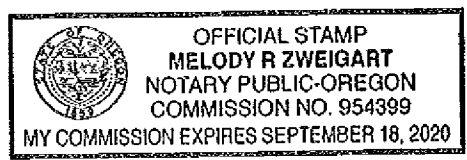
Dated this 31 day of May, 2017.

*Claud Carl King by Shirley King as attorney in fact*  
Claud Carl King by Shirley King, as his attorney in fact

x *Shirley King*  
Shirley King

State of Oregon } ss.  
County of Deschutes }

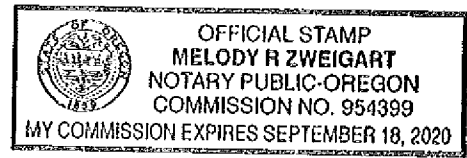
On this 31 day of May, 2017, before me, Melody R. Zweigart, a Notary Public in and for said state, personally appeared Shirley King, known or identified to me to be the person whose name subscribed to the within instrument as Attorney-in-fact of Claud Carl King, and acknowledged to me that she subscribed the name of Claud Carl King as principal and his own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



*Melody R. Zweigart*  
Notary Public for the State of Oregon  
Residing at: Bend, OR 97707  
Commission Expires: Sept. 18, 2020

State of Oregon } ss  
County of Deschutes }

On this 31 day of May, 2017, before me, Melody R. Zweigart, a Notary Public in and for said state, personally appeared Shirley King, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Melody R. Zweigart*  
Notary Public for the State of Oregon  
Residing at: Bend, OR 97707  
Commission Expires: Sept. 18, 2020