



THIS SPACE RESERVED FOR R

2017-010339  
Klamath County, Oregon  
09/12/2017 02:52:00 PM  
Fee: \$47.00

After recording return to:

Trudy L. Johnson  
1662 S Thacker Rd  
Hammett, ID 83627

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

Trudy L. Johnson  
1662 S Thacker Rd  
Hammett, ID 83627  
File No. 191571AM

### STATUTORY WARRANTY DEED

**Carl C. Clayton,**

Grantor(s), hereby convey and warrant to

**Trudy L. Johnson,**

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:

**Parcel 1:**

Beginning at a point South 37 minutes West along the North-South center section line a distance of 465 feet from the center of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence continuing along said section line a distance of 135 feet; thence North 89°17' East parallel to the East-West center section line a distance of 100 feet to a point; thence North 37 minutes East, parallel to said North-South section line a distance of 135 feet to a point; thence South 89°17' West, parallel to said East-West center section line a distance of 100 feet, more or less, to the point of beginning.

**Parcel 2:**

Lot 17 of Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 3:**

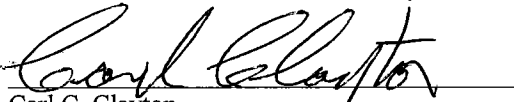
Beginning at the Northeast corner of Lot 18, Frontier Tracts, Klamath County, Oregon, according to the duly recorded plat thereof; thence North 89°24' East a distance of 60 feet to a point; thence South 0°36' West a distance of 100 feet to a point; thence South 89°24' West a distance of 60 feet, more or less, to the Southeast corner of said Lot 18; thence North 0°36' East along the Easterly line of said Lot 18, 100 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

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.

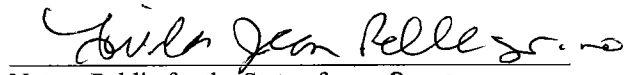
Dated this 12<sup>th</sup> day of September, 2017

  
Carl C. Clayton

State of Oregon ss  
County of Klamath

On this 12<sup>th</sup> day of September, 2017, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Carl C. Clayton, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

