



2017-014484

Klamath County, Oregon

12/21/2017 10:13:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James J. Johnson

4033 Bristol Avenue

Klamath Falls, OR 97603

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

James J. Johnson

4033 Bristol Avenue

Klamath Falls, OR 97603

File No. 188042AM

STATUTORY WARRANTY DEED

Dennis L. Shaffer,

Grantor(s), hereby convey and warrant to

James J. 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:

Lot 35, SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of the NE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Tract 35 of SUMMERS PARK; thence North 88° 57' East a distance of 7 feet; thence South along a line parallel with the East line of said Tract 35, a distance of 163.84 feet to the North line of Bristol Avenue; thence Westerly along the North line of Bristol Avenue a distance of 7 feet, more or less to the Southeast corner of said Tract 35; thence North along the East line of said Tract 35 a distance of 163.84 feet to the point of beginning.

The true and actual consideration for this conveyance is \$81,000.00.

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:

470000

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 18th day of December, 2017.

Dennis L. Shaffer
Dennis L. Shaffer

State of California } ss
County of Tulare }

On this 18th day of December, 2017, before me, Clemente Benavides Jr a Notary Public in and for said state, personally appeared Dennis L. Shaffer, 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.

Clemente Benavides Jr
Notary Public for the State of California
Residing at: Parkerville, CA
Commission Expires: May 19, 2021

