

2018-006043

Klamath County, Oregon



00222431201800060430020020

05/17/2018 08:25:07 AM

Fee: \$47.00

Grantor's Name and Address:

Shawna Marie Johnson
P. O. Box 471
Colton, OR 97017

Grantee's Name and Address:

Randall Steven Johnson
~~17405 S.E. 422nd~~ PO Box 321
~~Sandy, OR 97055~~ colton, OR 97017

**Until a Change is Requested, All
Tax Statements Shall Be Sent to:**

Randall Steven Johnson
~~17405 S.E. 422nd~~ PO Box 321
~~Sandy, OR 97055~~ colton, OR 97017

After Recording Return to:

Randall Steven Johnson
~~17405 S.E. 422nd~~ PO Box 321
~~Sandy, OR 97055~~ colton, OR 97017

**BARGAIN AND SALE DEED
(Individual Grantor)**

Shawna Marie Johnson, Grantor, conveys to Randall Steven Johnson as Grantee, the following real property situated in Klamath County, Oregon, to-wit:

Legal description "Exhibit A" attached

Also, know as 1749 Crescent Cutoff Rd., Crescent, OR 97733

subject to any mortgages, liens or encumbrances which Grantee shall assume and pay.

The true consideration for this conveyance is \$0.00, pursuant to the terms of the Stipulated General Judgment of Dissolution of Marriage in the Matter of Johnson and Johnson, Clackamas County Circuit Court Case No. DR16DR00676

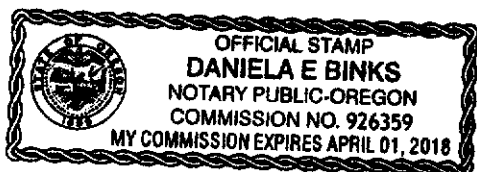
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 15.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Shawna Marie Johnson
Shawna Marie Johnson

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SIGNING OR ACCEPTIONG THIS INSTRUMENT, THE PERSON ACQUIREING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES IN ORS 30.930.

STATE OF OREGON,)
County of Multnomah) ss

Personally appeared before me on the 7th of November, 2016, the above-named Shawna Marie Johnson and acknowledged the foregoing instrument to be her voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/1/18

LEGAL DESCRIPTION EXHIBIT A

LAND PARTITION 10-06, BEING SITUATED IN THE SE1/4 NW1/4 OF SECTION 25 TOWNSHIP T24S, RBEWM, KLAMATH COUNTY OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON PIN WITH "KERN LA 1081" PLASTIC CAP, SAID POINT BEING ON THE SOUTH LINE OF THE SE1/4 NW1/4 OF SAID SECTION 25 FROM WHICH THE C1/4 CORNER OF SAID SECTION 25 BEARS N89°S 42'00" E 550.02 FEET; THEN S89° 42' 00" W ALONG THE SAID SOUTH LINE, 220.00 FEET; THENCE LEAVING SAID SOUTH LINE, N00°S 07' 39"E 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SAID SE1/4 NW1/4, THENCE N89°46'55" E 220.00 FEET TO THE NORTHWEST CORNER OF "LAND PARTITION 61-96"; THENCE S00° 07' 39" W, ALONG THE WEST LINE OF SAID "LAND PARTITION 61-96", 1319.86 FEET TO THE POINT OF BEGINNING EXCPETING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE CRESCENT CUTOFF ROAD. THIS PARTITION CONTAIN 6.16 ACRES MORE OR LESS.