

After recording return to:  
Wilkie Johnson  
4205 Bryant Ave  
Klamath Falls, OR 97603  
Grantor

2018-008158  
Klamath County, Oregon



07/09/2018 03:57:50 PM

Fee: \$82.00

Until a change is requested, all tax statements  
shall be sent to the following address:  
Wilkie Johnson, Trustee  
Same as above

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wilkie Johnson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wilkie Johnson, Trustee of the Wilkie Johnson Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 7 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District Reservations contained in deed from C. C. Lewis etux., to John B. Franks etux., recorded on page 315 of Vol. 130 of Deed records of Klamath County.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument; April 30, 2018.

Wilkie Johnson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Wilkie Johnson and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:

Notary Public for Oregon

My commission expires 7/18/21

