

THIS SPACE RESERVED FOR I

2018-008359 Klamath County, Oregon

07/13/2018 09:30:01 AM Fee: \$87.00

After recording return to:
Richard H. Giampietri and Sadie J. Giampietri
3039 Front Street
Klamath Falls, OR 97601
Until a change is requested all tax statements shall be sent to the following address: Richard H. Giampietri and Sadie J. Giampietri
3039 Front Street
Klamath Falls, OR 97601
File No. 239870AM

STATUTORY WARRANTY DEED

Sara E. Johnson and Thomas J. Johnson,

Grantor(s), hereby convey and warrant to

Richard H. Giampietri and Sadie J. Giampietri, as Tenants by the Entirety,

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 149 of Tract 1323, 3rd Addition to Harbor Isles, being a replat of Lots 119-124 of Tract 1277 and Lots 24-34 in Block 1 of Tract 1209, Harbor Isles, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$370,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 11 day of July 7018.
John John
Sara E. Johnson
1 Norman Johnson
Thomas J. Johnson
State of Oregon } ss / County of / A& }
On this 11th day of July, 2018, before me, Kellie E Cobs , a Notary Public in
and for said state, personally appeared Sara E. Johnson and Thomas J. Johnson, 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.
2007C WINCH.
Aller Mil
Motary Public for the State of Oregon
Residing at: Company of the Residence of
Commission Expires: 13(1)(1)(1)(1)
MY COMMISSION NO. 944863 MY COMMISSION EXPIRES DECEMBER 08, 2019
172 DECEMBER 08, 2019