



THIS SPACE RESERVED FOR

2018-010590

Klamath County, Oregon

08/31/2018 09:13:07 AM

Fee: \$87.00

After recording return to:

Kathleen Brown

P.O. Box 165

Merrill, OR 97633

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

Kathleen Brown

P.O. Box 165

Merrill, OR 97633

File No. 252200AM

STATUTORY WARRANTY DEED

**Charles D. Johnson and Janice B. Johnson,
as Tenants in Common ,**

Grantor(s), hereby convey and warrant to

Kathleen Brown,

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:

A tract of land situate in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the point of intersection of the Westerly right of way line of the U.S.R.S. Drain No. 6 with the section line common to Sections 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said section line being also the center line of the County Road running West from the Town of Merrill, Oregon and which point of beginning bears West 2,096.6 feet from the Section corner common to Sections 1, 2, 11 and 12 of said Township and Range; extending thence West along said section line 140 feet to the true point of beginning; thence West along said Section line 373 feet to the East line of the property described in deed recorded May 15, 1953 in Volume 260, page 610, Deed Records of Klamath County, Oregon; thence South along the East line of said deed recorded in Volume 260, page 610 to the North bank of Lost River; thence in a Southeasterly direction along the Northerly bank of Lost River to a point due South of the true point of beginning; thence North to the true point of beginning, SAVING AND EXCEPTING therefrom the Easterly 100 feet thereof, and the Westerly 160 feet thereof.

The true and actual consideration for this conveyance is \$100,000.00.

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.

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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 30 day of August, 2018.

Charles D. Johnson
Charles D. Johnson

Janice B. Johnson
Janice B. Johnson

State of Oreogn } ss
County of Klamath }

On this 30 day of August, 2018, before me,
Lynda West a Notary Public in and for said state, personally appeared
Charles D. Johnson and Janice B. 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.

Lynda West
Notary Public for the State of Oreogn
Residing at: Klamath Falls
Commission Expires: 1-30-21

