



THIS SPACE RESERVED FOR

2018-014548
Klamath County, Oregon
12/04/2018 01:23:01 PM
Fee: \$87.00

After recording return to:

Francis P. Carrubba, Jr. and Patricia A. Carrubba,
Trustees of the Carrubba Living Trust, dated April 27,
2015

PO Box 88

Healdsburg, CA 95448

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

Francis P. Carrubba, Jr. and Patricia A. Carrubba,
Trustees of the Carrubba Living Trust, dated April 27,
2015

PO Box 88

Healdsburg, CA 95448

File No. 269555AM

STATUTORY WARRANTY DEED

Linda A. Johnson, Trustee of the Gene and Linda Johnson 2015 Family Trust dated March 21, 2015,

Grantor(s), hereby convey and warrant to

Francis P. Carrubba, Jr. and Patricia A. Carrubba, Trustees of the Carrubba Living Trust, dated April 27, 2015,

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 822 of RUNNING Y RESORT PHASE 10, recorded September 26, 2001, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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 28 day of November, 2018

Gene and Linda Johnson 2015 Family Trust

By: Linda A. Johnson
Linda A. Johnson, Trustee

State of California } ss.

County of Alameda

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 28 day of November, 2018, before me, Aixa Janbakhsh, a Notary Public in and for said state, personally appeared Linda A. Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Gene and Linda Johnson 2015 Family Trust, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Aixa Janbakhsh
Notary Public for the State of California
Residing at: CONTRA COSTA COUNTY
Commission Expires: 4-11-2019

