



THIS SPACE RESERVED FOR

2019-006896

Klamath County, Oregon

06/19/2019 01:34:01 PM

Fee: \$87.00

After recording return to:

Robert L Johnson and Theresa E Johnson

138706 Nob Hill

Gilchrist, OR 97737

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

Robert L Johnson and Theresa E Johnson

138706 Nob Hill

Gilchrist, OR 97737

File No. 295770AM

### STATUTORY WARRANTY DEED

**Roderick F. Larios,**

Grantor(s), hereby convey and warrant to

**Robert L Johnson and Theresa E Johnson, 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:

**Parcel 3 of Land Partition 77-07, being a replat of Lot 113 of Tract 1318 – GILCHRIST TOWNSITE, situated in the SW1/4 NW1/4 of Section 20, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded May 9, 2008 as Instrument No. 2008-006843, records of County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2409-020BC-01700-000**

The true and actual consideration for this conveyance is \$237,500.00.

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:

Return To:



295770AM  
AmeriTitle

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 19th day of June 2019.

Roderick F Larios  
Roderick F Larios

State of Oregon } ss  
County of Marion }

On this 19th day of June, 2019, before me, Sada B. Combs a Notary Public in and for said state, personally appeared Roderick F Larios, 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.

Sada B. Combs  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 1/16/20

