

2019-010041

Klamath County, Oregon

09/03/2019 11:34:01 AM

Fee: \$87.00

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

GRANTOR'S NAME:

Ezekiel G. Johnson

GRANTEE'S NAME:

Daniel G. Johnson, Jr.

AFTER RECORDING RETURN TO:

Order No.: 45141907813-KM

Daniel G. Johnson, Jr.

3903 Grenada Way

Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Daniel G. Johnson, Jr.

3903 Grenada Way

Klamath Falls, OR 97603

3903 Grenada Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Ezekiel G. Johnson, Grantor, conveys and warrants to Daniel G. Johnson, Jr., Solely, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 1 in Block 4 of First Addition to Sunset Village, 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 ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-28-19

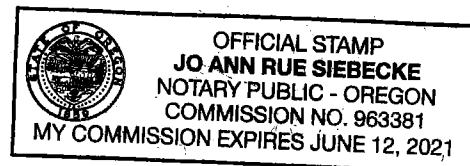
  
Ezekiel G. Johnson

State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on Aug 28, 2019 by Ezekiel G. Johnson.

  
Notary Public - State of Oregon

My Commission Expires: 6-12-21



**EXHIBIT "A"**  
Exceptions

**Subject to:**

1. The 2019-2020 Taxes: A lien not yet due or payable.
2. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.  
(No inquiry has been made)
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.  
(No inquiry has been made)
4. Special Assessment disclosed by the Klamath tax rolls:  
For: Suburban Lighting
5. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage
6. Restrictions as shown on the official plat of said land.
7. Public Utilities, Irrigation and Drainage Easements as shown on the official plat of said land.
8. Building Setback Lines as shown on the official plat of said land.
9. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: April 14, 1969  
Volume: M69, page 1643

Amended by instrument,  
Recorded: April 21, 1969  
Volume: M69, page 2838

Easement or easements, including the terms and provisions thereof, as contained in instrument,  
Recorded: March 4, 1969  
Volume: M69, page 1643

Amended by instrument,  
Recorded: April 21, 1969  
Volume: M69, page 2838

Variance No. 3-89 Findings of Fact, Conclusion of Law and Order, including the terms and provisions thereof,  
Recorded: June 1, 1989  
Volume: M89, page 9550

10. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.