



THIS SPACE RESERVED FOR

2020-000084
Klamath County, Oregon
01/03/2020 11:58:01 AM
Fee: \$87.00

After recording return to:
John L. Panian
12360 Larchwood Dr
La Pine, OR 97739

Until a change is requested all tax statements shall be
sent to the following address:
John L. Panian
12360 Larchwood Dr
La Pine, OR 97739
File No. 336603AM

STATUTORY WARRANTY DEED

Gary A. Johnson, trustee of the Gary A. Johnson Family Trust U.T.D. 4-26-12,
Grantor(s), hereby convey and warrant to

John L. Panian,
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:

Lots 124, 125 and 126, in Block 1 of Tract 1060 Sun Forest Estates, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

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

2310-036D0-05600

The true and actual consideration for this conveyance is \$240,000.00.
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 30 day of Dec, 2019.

Gary A. Johnson - Trustee
Gary A. Johnson, Trustee of the Gary A. Johnson Family Trust

State of CALIFORNIA } ss.
County of SANTA CLARA }

On this 30 day of December, 2019, before me, Kelly S. Yilmaz a Notary Public in and for said state, personally appeared Gary A. Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gary A. Johnson trustee of the Gary A. Johnson Family Trust U.T.D. 4-26-12, and acknowledged to me that he/she/they 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.

Kelly S. Yilmaz
Notary Public for the State of CALIFORNIA »
Residing at: 1232 Magnolia Dr., San Jose, CA 95126
Commission Expires: 3.29.23

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.

