

2020-000200

Klamath County, Oregon



00252621202000002000030032

01/07/2020 09:34:05 AM

Fee: \$92.00

After recording return to:

Alexzandra Watson
Anderson Bradley Krant, P.C.
450 Siskiyou Blvd, Suite 3
Ashland, OR 97520

Until a change is requested,
all tax statements shall be sent
to the following address:
Joan Johnson
Trustee of the DON W. NIELSEN Living Trust
14809 Cheyenne Rd.
Apple Valley, CA 92307

WARRANTY DEED

Joan Johnson, affiant of the Small Estate of Don w. Nielsen filed in Klamath County, OR, case number 19PB04165, as affiant, Grantor, does hereby grant, bargain, sell and convey unto Joan Johnson, Trustee of The DON W. NIELSEN Trust dated May 7, 2009, (the Trust), an estate in fee simple, as Grantee, the following described property:

Lot 25, Block 69, Klamath Falls Forest Estates Highway 66 unit Plat No. 3 as recorded in the office of the county Recorder of Klamath County, Oregon and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (including those set forth in the declaration of restrictions recorded on the 3rd day of October 1975 as Documents No 5639, vol M75 pages 12098. Office of Klamath County, Oregon Recorder, All of which are incorporated herein by reference to said declaration with same effects as though fully set forth herein)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

There is no monetary consideration involved in this transfer.

This deed is given to place real property in a revocable living trust. Under the terms of said trust, upon the resignation, death or disability of the initial trustees, the then named successor trustee(s) will become trustee. The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any standard policy of title insurance which Grantors may hold with respect to the subject property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligation.

TO HAVE AND TO HOLD the same unto said grantee, heirs and assigns fore

WARRANTY DEED

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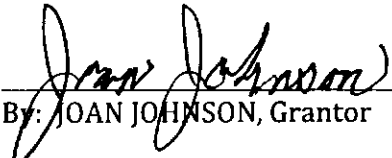
And Grantor hereby covenant to and with Grantee and Grantee's heirs, successors, and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except those of record, and that Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

There is no monetary consideration involved in this transfer. The actual consideration consists of value given or promised which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS, 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 Warranty Deed on the date set forth below.

Dated: 12-11-19


By: JOAN JOHNSON, Grantor

NOTARY ACKNOWLEDGMENT to WARRANTY DEED

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.

State of California)

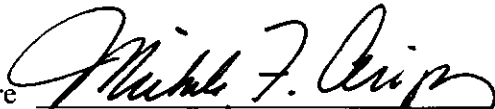
County of San Bernardino)

On 12-11-2019, before me, Michele F. Aripez, a notary public, personally appeared JOAN JOHNSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Michele F. Aripez, Notary Public
My Commission Expires: 12-15-2019

