

**2020-001918**

**Klamath County, Oregon**

02/14/2020 03:46:01 PM

Fee: \$92.00

**RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5511007006

APN: R147497

**WHEN RECORDED MAIL TO**

Leslie A. Johnson and Tamara J. Johnson  
311 Carthage Avenue  
Eugene, OR 97404

**MAIL TAX STATEMENT TO**

Leslie A. Johnson and Tamara J. Johnson  
311 Carthage Avenue  
Eugene, OR 97404

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED**

Monty C. Oriet, Trustee of the Monty C. Oriet Trust dated October 9, 2019, Grantor, conveys and warrants to Leslie A. Johnson and Tamara J. Johnson, Husband and Wife, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lot 5 in Block 2 of TRACT NO. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$135,000.00.

**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 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 14 day of February, 2020.

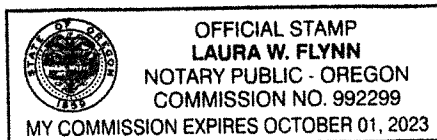
Monty C. Oriet Trust dated October 9, 2019

Monty C Oriet Trustee  
Monty C. Oriet, Trustee

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me on this 14<sup>th</sup> day of February, 2020 by Monty C. Oriet, as Trustee of the Monty C. Oriet Trust dated October 9, 2019.



Laura W. Flynn  
Notary Public for Oregon  
My Commission Expires: 10-01-2023

## EXHIBIT A

### Exceptions:

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol

2. Restrictions as shown on the official plat of said land.

3. Building Setbacks as shown on the official plat of said land.

4. Easements as shown on the official plat of said land.

5. 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: August 16, 1972

Instrument No.: Volume M72, Page 9167

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: July 11, 2016

Instrument No.: 2016-007254