



THIS SPACE RESERVED FOR

2020-003663

Klamath County, Oregon

03/26/2020 01:23:06 PM

Fee: \$92.00

After recording return to:

Larry D. Johnson and Tarina L. Johnson

P. O. Box 1208

Klamath Falls, OR 97601

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

Larry D. Johnson and Tarina L. Johnson

P. O. Box 1208

Klamath Falls, OR 97601

File No. 357845AM

STATUTORY WARRANTY DEED

Vincent Paul Pedroia, Successor Trustee of the Howard V. Pedroia Revocable Trust,

Grantor(s), hereby convey and warrant to

Larry D. Johnson and Tarina L. 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:

That part of the E1/2 of Government Lot 3 that lies South of the Sprague River Highway in Section 1, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$57,500.00.

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:

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 24 day of MARCH, 2020.

The Howard V. Pedroia Revocable Trust

By: 

Vincent Paul Pedroia, Successor Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared Vincent Paul Pedroia, Successor Trustee of The Howard V. Pedroia Revocable Trust, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

REFER TO ATTACHED CALIFORNIA CERTIFICATE OF ACKNOWLEDGEMENT

REFER TO ATTACHED CALIFORNIA CERTIFICATE OF ACKNOWLEDGEMENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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

Yolo

On March 24, 2020

Date

before me, Lonnie R. Vigil

Insert Name and Title of the officer

Notary

Public, personally appeared

Vincent Paul Pedroia

Name(s) of Signer(s)

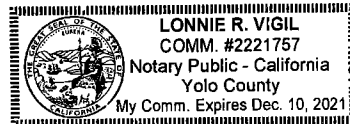
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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:

[Signature]



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

March 24, 2020

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signers Name:

☐ Corporate Officer – Title(s)

☐ Partner - ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing:

Signers Name:

☐ Corporate Officer – Title(s)

☐ Partner - ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer is Representing: