

2020-005378

Klamath County, Oregon



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04/28/2020 02:56:41 PM

Fee: \$87.00

Returned at Counter

After recording, return to:  
 Brandsness, Brandsness & Rudd, P.C.  
 Attorneys at Law  
 411 Pine Street  
 Klamath Falls, OR 97601

Send tax statements to:  
 Douglas Johnson and Cara Johnson,  
 Trustees of the Douglas and Cara  
 Johnson Living Trust  
 8102 Dartmoor Drive  
 Huntington Beach, CA 92646

**Grantor:**

Cara J. Johnson, Trustee of the  
 Wesley Richard Yarnall Living Trust  
 8102 Dartmoor Drive  
 Huntington Beach, CA 92646

**Grantee:**

Douglas Johnson and Cara Johnson,  
 Trustees of the Douglas and Cara  
 Johnson Living Trust  
 8102 Dartmoor Drive  
 Huntington Beach, CA 92646

**BARGAIN AND SALE DEED**

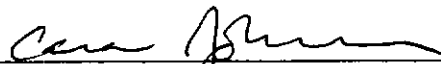
Cara J. Johnson, Trustee of the Wesley Richard Yarnall Living Trust dated February 4, 2019, Grantor, conveys to Douglas Johnson and Cara Johnson, Trustees of the Douglas and Cara Johnson Living Trust, Grantee, all of its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The East ½ of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 13,  
 Township 35 South, Range 12 East, Willamette Meridian, consisting of five acres more or  
 less; excluding therefrom the Southerly 30 feet as a non-exclusive easement of ingress and  
 egress.  
 Property Id#R291892

The true and actual consideration for this transfer is trust distribution.

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<sup>th</sup> day of April, 2020.

  
 Cara J. Johnson, Trustee of the  
 Wesley Richard Yarnall Living Trust

## ACKNOWLEDGEMENT

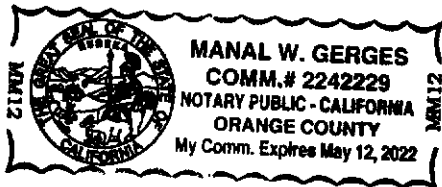
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA       )  
  ) ss.  
County of Orange       )

On 4/24/2020, 2020 before me, Manal Gerges, Notary Public, personally appeared Cara J. 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 capacity, and that by her signature on the instrument is 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.



Manal Gerges  
Notary Public for California  
My Commission Expires: 5/12/2022