

**2020-005510**

**Klamath County, Oregon**



00258595202000055100030038

05/01/2020 11:07:54 AM

Fee: \$92.00

After recording return to:  
Michael Stephen Johns  
Mariam Anna Johns  
550 Washington St. #108  
Daly City, CA 94015

Until a change is requested all  
tax statements shall be sent to  
the following address:  
Michael Stephen Johns  
Mariam Anna Johns  
550 Washington St. #108  
Daly City, CA 94015

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**STATUTORY WARRANTY DEED**

Michael Stephen Johns and Mariam Anna Johns, as Tenants by the Entirety, Grantors, convey and warrant to Michael Stephen Johns and Mariam Anna Johns as Trustees of The Johns Family Revocable Trust, Grantees, the following real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

Lot 1 Block 15 First Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.00 (none).

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:

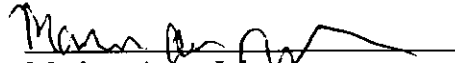
2020-2021 real property taxes, a lien not yet due and payable.  
Deed of Trust recorded August 16, 2019 as document #2019-009341.

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 21<sup>st</sup> day of April, 2020.

  
Michael Stephen Johns

  
Mariam Anna Johns

## 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 San Mateo

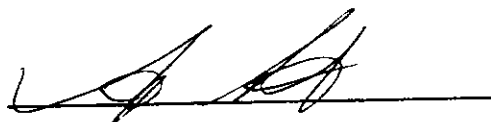
On April 21, 2020 before me, Anne Steele, Notary Public  
(insert name and title of the officer)

personally appeared Michael Stephen Johnson and Marian Anne Johns  
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



(Seal)

