

2020-010150

Klamath County, Oregon



00263838202000101500010019

08/14/2020 09:23:46 AM

Fee: \$82.00

Returned at Counter

After recording return to:

STEPHEN W. JOHNSON
DOREE L. JOHNSON
1318 ALPINE HEIGHTS ROAD
ALPINE, CA 91901

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

[SAME AS ABOVE]

STATUTORY
BARGAIN AND SALE DEED

DENNIS L. HUMBERSTAD, TRUSTEE OF THE HUMBERSTAD FAMILY TRUST UNDER DECLARATION OF TRUST DATED AUGUST 14, 1995 , Grantor, conveys to STEPHEN W. JOHNSON AND DOREE L. JOHNSON, HUSBAND AND WIFE AS JOINT TENANTS , Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

TOWNSHIP 36 SOUTH, RANGE 10 EAST OF WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON: SECTION 13: THE WESTLY 160 FEET OF LOT 13 AND LOT 20 WHICH LAYS SOUTH OF THE SPRAGUE RIVER HIGHWAY.

SUBJECT TO ALL RIGHTS, RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD. R-3610-01300-00700-000; R-3610-01300-00800-000

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.

The true consideration for this conveyance is \$[-0- GIFT]. (Here comply with the requirements of ORS 93.030)

Dated this 7th day of Aug 2020.

[DENNIS HUMBERSTAD, TRUSTEE OF THE HUMBERSTAD FAMILY TRUST UNDER DECLARATION OF TRUST DATED AUGUST 14, 1995]

Dennis Humberstad
DENNIS HUMBERSTAD

STATE OF CALIFORNIA
COUNTY OF San Diego

} ss:

On Aug. 7, 2020 before me,
Tamara Switzer

a Notary Public, personally appeared Dennis Humberstad 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 Tamara Switzer

