

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-012117

Klamath County, Oregon



00266063202000121170020022

09/22/2020 03:24:47 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

William H. Johnson Trustee
Jacqueline J. Johnson Trustee

Grantor's Name and Address

4404 W. Preside Dr
Florence AZ 85132

Grantee's Name and Address

After recording, return to (Name and Address):

Kristopher S. Johnson
2237 Hope St
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Kristopher S. Johnson
2237 Hope St
Klamath Falls OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that William H. Johnson & Jacqueline Johnson, Trustees of their Successors in trust under the Johnson Trust dated January 20, 2010 and any amendments thereto, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Kristopher S. Johnson

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

map - R - 3909 - 002 BD - 04700 - 000 Code: 041
AKA 2237 Hope St
Klamath Falls OR 97603

Exhibit A Attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$One and 00/100. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on August 20, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

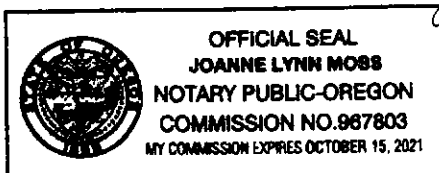
William H. Johnson
Trustee 8/13/2020
Jacqueline J. Johnson
Trustee 8/13/2020

STATE OF OREGON, County of Coos

This instrument was acknowledged before me on August 20, 2020
by William H. Johnson

This instrument was acknowledged before me on August 20, 2020
by Jacqueline J. Johnson

as
of Florence, Arizona



Joanne Lynn Moss
Notary Public for Oregon
My commission expires 10-15-2021

EXHIBIT "A"

A portion of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 39 South of Range 9 East, W.M., described as follows: Beginning at a point on the South boundary line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2, 220 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 100 feet to the place of beginning; Subject to a right of way 6 feet wide off the Easterly side of said tract for use as an irrigation lateral and further subject to an easement 20 feet wide off the Westerly side of said tract for use as a private roadway; and further granting the use in connection with owners of property adjoining of that certain roadway forty feet wide being 20 feet off the Westerly side of its property as above described herein and A.L. Paul with reference to said private roadway which said contract is recorded in the office of the County Clerk of Klamath County, Oregon.