

2021-001016

Klamath County, Oregon

01/22/2021 10:39:01 AM

Fee: \$102.00

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, AL 02886
File No. R-142311-NBKC

MAIL TAX STATEMENTS TO:
MATTHEW C. JOHNSON
2942 Front Street
Klamath Falls, OR 97601

Tax ID No.: 701020

SAC- R-142311-NBKC

QUIT CLAIM DEED

THIS DEED made and entered into on this 8th day of January, 2021, by and between **MATTHEW C. JOHNSON, AN UNMARRIED MAN AND ANGELA C. JOHNSON, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY**, a mailing address of 2942 Front Street, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **MATTHEW C. JOHNSON, AN UNMARRIED MAN**, a mailing address of 2942 Front Street, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 2942 Front Street, Klamath Falls, OR 97601

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS:


\$ 0
 For Valuable Consideration
 Love & Affection
 Gift
 To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

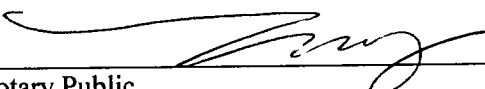
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



MATTHEW C. JOHNSON

STATE OF Oregon
COUNTY OF Jackson

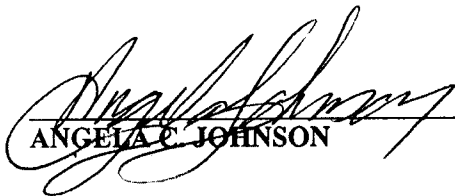
This instrument was acknowledged before me on January 8, 2021 by MATTHEW C. JOHNSON.



Notary Public
Notary Public for State of Oregon
My Commission Expires 07/19/2024



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


ANGELA C. JOHNSON

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by ANGELA C. JOHNSON.

Notary Public
Notary Public for State of _____
My Commission Expires _____

*See Attached
kbm*

No title exam performed by the preparer. Legal description and party's names provided by the party.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Los Angeles

On January 8, 2021, before me, K.D. McKendell, Notary Public, personally appeared

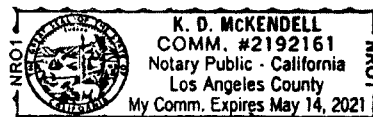
Angela C. Johnson

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 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.

K.D. McKendell



K.D. McKendell
My Commission Expires: May 14, 2021
Notary Public in and for the
State of California, County of Los Angeles

(Seal)

OPTIONAL

Description of attached document:

Document Title: Agreement To Refinance

Date of Document: None Number of Pages: 3

Additional Signers Not Named Above: Matthew C. Johnson

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 1, HARBOR ISLES TRACT 1209, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID:701020

Commonly known as 2942 Front St, Klamath Falls, OR 97601
However, by showing this address no additional coverage is provided