

2021-009428

Klamath County, Oregon

06/16/2021 08:32:00 AM

Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Amrock LLC

662 Woodward Avenue

Detroit, MI 48226

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

DAVID WALLACE JOHNSON and TENA JOHNSON

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

DAVID WALLACE JOHNSON and TENA JOHNSON, Trustees of the 1994 JOHNSON
FAMILY TRUST

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00 ☐ Other

5) SEND TAX STATEMENTS TO:

David Wallace Johnson & Tena Johnson

7777 Tingley Lane

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(c)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____**

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Prepared By:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**Until a Change is Requested,
Mail Tax Statements To:**
David Wallace Johnson
Tena Johnson
7777 Tingley Lane
Klamath Falls, OR 97603

Return To:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Order Number:
69921455 - 7065247

STATUTORY BARGAIN AND SALE DEED

DAVID WALLACE JOHNSON and TENA JOHNSON, Trustees of the 1994 JOHNSON FAMILY TRUST, Grantors, convey to **DAVID WALLACE JOHNSON and TENA JOHNSON,** husband and wife, Grantees, the following-described real property located in Klamath County, Oregon:

A PARCEL OF LAND SITUATED IN SECTIONS 21 AND 28 TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 00°01'40" WEST ALONG THE WEST LINE OF SAID SECTION 28, 51.50 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED VOLUME M73 PAGE 7239, KLAMATH COUNTY DEED RECORDS; THENCE SOUTH 89°58'20" EAST ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED VOLUME M73 PAGE 7239, 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°58'20" EAST ALONG SAID NORTH PROPERTY LINE AND THE EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S.B.R. KLAMATH PROJECT C-4-E LATERAL; THENCE NORTHWESTERLY ALONG SAID WESTERLY LATERAL RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 168.32 FEET RADIUS CURVE TO THE RIGHT (DELTA=23°40'00"; LONG CHORD=NORTH 16°16'29" WEST, 69.03 FEET) 69.53 FEET TO THE END OF CURVE; THENCE NORTH 04°26'29" WEST, 213.63 FEET; THENCE LEAVING SAID LATERAL WESTERLY RIGHT-OF-WAY LINE NORTH 89°51'29" WEST, 675.62 FEET TO SAID EASTERLY COUNTY ROAD RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY COUNTY ROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: A 60 FOOT RIGHT-OF-WAY FOR ROADWAY PURPOSES ADJACENT TO AND NORTHERLY OF THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY COMMENCING AT SAID EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD AND TERMINATING AT SAID WESTERLY RIGHT-OF-WAY LINE OF THE C-4-E LATERAL.

Commonly known as: 7777 Tingley Lane, Klamath Falls, OR 97603

Parcel ID: R581524

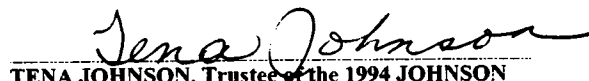
The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).



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 25 of March, 20 21.


DAVID WALLACE JOHNSON, Trustee of the 1994
JOHNSON FAMILY TRUST


TENA JOHNSON, Trustee of the 1994 JOHNSON
FAMILY TRUST

State of _____)
) ss.
County of _____)

On the _____ day of _____, 20_____, personally appeared before me the above-named **DAVID WALLACE JOHNSON** and **TENA JOHNSON**, Trustees of the **1994 JOHNSON FAMILY TRUST**, who declared the foregoing instrument to be their voluntary act and deed.

Notary Public – State 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 San Bernardino

On 3/25/2021 before me, Phillip Goldman Chance, Notary Public
(insert name and title of the officer)

personally appeared David Wallace Johnson, Tess 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 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)

