

Karen Oakes, PC.
Returned at Counter

After Recording, Return To:
John E. Johnson and Debra A. Johnson
248 Mountain View Blvd
Klamath Falls, OR 97601

Mail Tax Statements To:
John E. Johnson and Debra A. Johnson
248 Mountain View Blvd
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Michael P. Picard and Valerie J. Picard, Co-Trustees of the Michael P. Picard and Valerie J. Picard Living Trust under instrument dated August 15, 2018, GRANTORS do hereby grant, bargain and convey all of their interest to John E. Johnson and Debora A. Johnson, GRANTEES, husband and wife, as joint tenants with right of survivorship, in the following described real property situated in Klamath County, Oregon, to-wit:

Beginning at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence East long the South line of said NE 1/4 of the NE 1/4 of said section to its intersection with the Westerly line of right of way of the United States Reclamation Main Service Canal; thence Northwesterly along the Westerly line of the right of way of said canal to its intersection with the West line of said NE 1/4 of the NE 1/4 of said Section 3; thence South along the West line of the said NE 1/4 of the NE 1/4 of Section 3, to the place of beginning.

Excepting therefrom that portion deeded to Klamath County be Deed recorded in Deed Volume 95 at page 301 for road purposes.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$57,500.00. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 16 day of July, 2021.

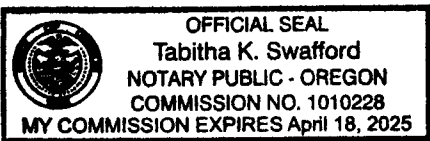
MICHAEL P. PICARD AND VALERIE J. PICARD
LIVING TRUST

Michael P. Picard
Michael P. Picard, Co-Trustee

Valerie J. Picard
Valerie J. Picard, Co-Trustee

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Michael P. Picard and Valerie J. Picard, Co-Trustees of the Michael P. Picard and Valerie J. Picard Living Trust under instrument dated August 15, 2018, and acknowledged the foregoing instrument to be their voluntary act and deed this 16 day of July 2021.



Tabitha K. Swafford
NOTARY PUBLIC
My Commission expires:
April 18, 2025