



2021-014647
Klamath County, Oregon
09/27/2021 03:29:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Cassandra Cross and Edmund Cross

1713 Harmony Ln.

Klamath Falls, OR 97601

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

Cassandra Cross and Edmund Cross

1713 Harmony Ln.

Klamath Falls, OR 97601

File No. 493955AM

STATUTORY WARRANTY DEED

Cory Todd Johnson, Trustee of the Cory Johnson Revocable Trust, dated April 9, 2020,

Grantor(s), hereby convey and warrant to

Cassandra Cross and Edmund Cross, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 12 in Tract 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$419,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 23 day of September, 2021

The Cory Johnson Revocable Trust

By: [Signature]

Cory Todd Johnson, Trustee

State of Utah } ss.
County of Salt Lake }

On this 23rd day of September, 2021, before me, Connie L. Holmes a Notary Public in and for said state, personally appeared Cory Todd Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Cory Johnson Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Connie L. Holmes
Notary Public for the State of Utah
Residing at: Murray, UT
Commission Expires: 9-11-25

