

2021-015165

Klamath County, Oregon

10/07/2021 02:40:01 PM

Fee: \$87.00

Return To:



After Recording Return to:

James L. Johnson and Marcus L. Johnson
13576 Lily Place
Chino CA 91710

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

(same as above)

File No. DE15714 / 493282Am

STATUTORY WARRANTY DEED

Nancy L. Wallace,

herein called grantor, convey(s) and warrant(s) to

James L. Johnson and Marcus L. Johnson,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

**Lot 37 in Block 6 of WAGON TRAIL ACREAGES, NUMBER ONE, SECOND
ADDITION, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

(Account #128908, Map #2309001C005200)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if
any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real
property taxes due but not yet payable; and will warrant and defend the same against all persons who
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$424,000.00.**

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, AND 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: October 10, 2021

By: Nancy L. Wallace
Nancy L. Wallace

STATE OF OREGON, County of Clackamas) ss.

On October 06, 2021, personally appeared the above named **Nancy L. Wallace** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 08/22/2023

Official Seal

