



THIS SPACE RESERVED FOR

**2021-015876**  
Klamath County, Oregon  
10/21/2021 09:08:01 AM  
Fee: \$87.00

After recording return to:

Grace Adalyne Johnston and Michael Ray Johnston

17731 SW Janelle Ct

Beaverton, OR 97003

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

Grace Adalyne Johnston and Michael Ray Johnston

17731 SW Janelle Ct

Beaverton, OR 97003

File No. 482854AM

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### STATUTORY WARRANTY DEED

**Laura Lee Ferguson,**

Grantor(s), hereby convey and warrant to

**Grace Adalyne Johnston and Michael Ray Johnston, 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:

**The East 53.95 feet of the West half of Lot 16, Block 1, SECOND ADDITION TO ALTAMONT ACRES,  
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 \$4,200.00.

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:

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 20<sup>th</sup> day of October, 2021

Laura Lee Ferguson  
Laura Lee Ferguson

State of Oregon } ss  
County of Klamath }

On this 20 day of October, 2021, before me, Twila Jean Pellegrino a  
Notary Public in and for said state, personally appeared Laura Lee Ferguson, known or identified to me to be the person(s)  
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/(she)/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

