

2021-017022

Klamath County, Oregon

11/12/2021 09:45:01 AM

Fee: \$87.00



After recording return to:
The Gordon And Margaret Moore
Revocable Living Trust
2818 Front Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
The Gordon And Margaret Moore
Revocable Living Trust
2818 Front Street
Klamath Falls, OR 97601

File No.: 7161-3847704 (SA)

Date: October 25, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas J. Johnson and Sara E. Johnson, as tenants by the entirety, Grantor, conveys and warrants to **Margaret F. Moore, Trustee of The Gordon and Margaret Moore Revocable Living Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 114 OF TRACT 1277, BEING A REPLAT OF LOTS 35 THROUGH 42 OF BLOCK 1 OF HARBOR ISLES, TRACT 1209; LOTS 43 AND 44, 48 THROUGH 58, AND 64 THROUGH 71 OF BLOCK 1 OF THE FIRST ADDITION TO HARBOR ISLES, TRACT 1252; LOTS 1 THROUGH 6, AND 9 THROUGH 23 OF BLOCK 2 OF THE SECOND ADDITION TO HARBOR ISLES, TRACT 1259; AND A PORTION OF BLOCKS A, B AND 4 OF SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON, ALL SITUATED IN THE SW 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$47,500.00**. (Here comply with requirements of ORS 93.030)

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 10th day of November, 2021.

Thomas J. Johnson
Thomas J. Johnson

Sara E. Johnson
Sara E. Johnson

STATE OF Washington)
)ss.
County of Thurston)

This instrument was acknowledged before me on this 10th day of November, 2021
by **Thomas J. Johnson and Sara E. Johnson.**

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2022

Dawn Hemphill

Notary Public for Washington
My commission expires: 03/21/2022

Notarized online using audio-video communication