

Grantor:

HUNTER K. JOHNSON and DIANN E. JOHNSON
5136 Wedgewood Way
Rocklin, CA 95765

Grantee:

HUNTER K. JOHNSON and DIANN E. JOHNSON,
Trustees of THE JOHNSON 2021 TRUST dated
November 19, 2021
5136 Wedgewood Way
Rocklin, CA 95765

Send Tax Statements To:

HUNTER K. JOHNSON and DIANN E. JOHNSON,
Trustees of THE JOHNSON 2021 TRUST dated
November 19, 2021
5136 Wedgewood Way
Rocklin, CA 95765

After Recording Return To:

Siskiyou Law
320 E. Main St., Suite #211
Ashland, Oregon 97520

2021-018286**Klamath County, Oregon****12/09/2021 01:40:01 PM****Fee: \$92.00****WARRANTY DEED**

HUNTER K. JOHNSON and DIANN E. JOHNSON, Grantors, convey and warrant to HUNTER K. JOHNSON and DIANN E. JOHNSON, Trustees of THE JOHNSON 2021 TRUST dated November 19, 2021, Grantees, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

See legal description in Exhibit A


The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None. However, the actual consideration consists of other value given or promised which is the whole consideration.

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: 12/9/2021

Dated: 12/09/2021


HUNTER K. JOHNSON


DIANN E. JOHNSON

STATE OF CALIFORNIA)
) SS
COUNTY OF PLACER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing Warranty Deed was acknowledged before me on December 9, 2021 by HUNTER K. JOHNSON and DIANN E. JOHNSON.



Notary Public for California

My commission expires: 07/23/2025

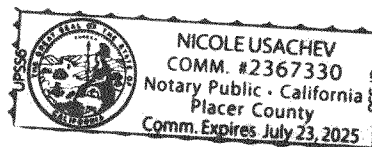
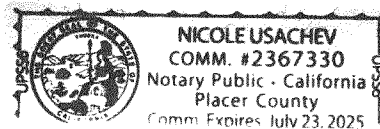


Exhibit A

LOT 1187, RUNNING Y RESORT, PHASE 13, TRACT 1429, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: ACCOUNT NO. R891274 MAP NO. R-3808-015BD-03000-000

[Commonly known as Lot 1187 Phase 13 Run, Klamath Falls, OR 97601]

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.