



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erik Johnson and Laura Johnson

9775 Tingley Lane

Klamath Falls, OR 97603

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

Erik Johnson and Laura Johnson

9775 Tingley Lane

Klamath Falls, OR 97603

File No. 512209AM

STATUTORY WARRANTY DEED

Travis W. Barker,

Grantor(s), hereby convey and warrant to

Erik Johnson and Laura Johnson, 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:

A tract of land situated in the Northwest Quarter of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South 00°13'13" East 60.00 feet from the Northwest corner of said Section 33; thence along the section line South 00°13'13" East 1286.72 feet to the Northwest corner of that tract of land described in Deed Volume M78 Page 29042, of the Klamath County Deed Records; thence North 88°59'47" East 498.68 feet to the 3/8 inch iron pipe as described in said M78-29042; thence, generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Deed Volume M74 Page 9920, of said Klamath County Deed Records (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North 89°11'30" East 1293.09 feet East (1292.76 by Deed) to a fence corner post, North 00°55'21" West (North 0°47' West by deed) 244.13 feet to a 1/2 inch iron pipe, North 10°41'39" East 342.07 feet (North 10°50' East 342.55 feet by deed) to a 1/2 inch iron pipe; thence North 448.37 feet; thence along the arc of a curve to the right, (radius point bears North 20°08'19" East 330.00 feet, central angle equals 27°58'36") 161.13 feet; thence along the arc of a curve to the left, (radius point bears South 48°06'55" West 270.00 feet, central angle equals 23°06'55") 108.93 feet; thence North 65°00'00" West 133.66 feet; thence along the arc of a curve to the left, (radius equals 270.00 feet, central angle equals 25°11'16") 118.70 feet to a point that is 60.00 feet Southerly of, when measured at right angles to, the North line of said Section 33; thence South 89°48'44" West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office.

EXCEPTING THEREFROM, the C-4K Lateral deeded to the U.S.B.R. and lands adjacent to said lateral deeded to Klamath Irrigation District by Deed Volume M77-23806 and M78-29044, of said Klamath County Deed Records.

The true and actual consideration for this conveyance is \$765,000.00.

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 3rd day of Feb, 2022

Travis W. Barker
Travis W. Barker

State of Oregon } ss
County of Klamath }

On this 3 day of February, 2022, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Travis W. Barker, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025 5/18/2025

