

Returned at Counter

GRANTOR NAME AND ADDRESS:
BONNIE JEAN JOHNSON
2330 Union Avenue
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS:
BONNIE JOHNSON, Trustee of the
BONNIE JOHNSON REVOCABLE TRUST
2330 Union Avenue
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:
NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Grantee

2022-005810
Klamath County, Oregon



05/06/2022 12:09:25 PM

Fee: \$82.00

WARRANTY DEED - STATUTORY FORM

BONNIE JEAN JOHNSON, Grantor, conveys and warrants to
BONNIE JOHNSON, Trustee of the BONNIE JOHNSON REVOCABLE TRUST uad
5-5-2022, Grantee, that certain real property in the County of
Klamath, State of Oregon, civilly described as 2330 Union Avenue,
Klamath Falls Oregon, and legally described as follows to-wit:

Lots 4 and 5 in Block 311 DARROW ADDITION to the
City of Klamath Falls, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.
However, the true and actual consideration consists of or includes
other property or value given or promised, which is the whole
consideration being for estate planning purposes.

"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, AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 5th day of May, 2022.

Bonnie Jean Johnson
BONNIE JEAN JOHNSON

STATE OF OREGON, County of Klamath) ss:

Personally appeared **BONNIE JEAN JOHNSON**, before me on the
5th day of May, 2022, and acknowledged the foregoing
instrument to be her voluntary act and deed.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-7-23