



THIS SPACE RESERVED FOR

2022-006290
Klamath County, Oregon
05/17/2022 02:12:01 PM
Fee: \$87.00

After recording return to:

Michael S. Johns and Mariam A. Johns

550 Washington ST # 108

Daly City, CA 94015

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

Michael S. Johns and Mariam A. Johns

550 Washington ST # 108

Daly City, CA 94015

File No. 527769AM

STATUTORY WARRANTY DEED

Pacific Premier Trust, a Division of Pacific Premier Bank FKA Pensco Trust Company fbo: Phyllis C. Shidler, IRA,

Grantor(s), hereby convey and warrant to

Michael S. Johns and Mariam A. Johns, 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:

Lot 7, Block 12, NORTH KLAMATH FALLS ADDITION, to the City of Klamath Falls, 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 \$165,000.00.

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 27th day of April, 2022

Pacific Premier Trust, a Division of Pacific Premier Bank FKA PENSICO Trust Company FBO Phyllis C. Shidler IRA

Phyllis C. Shidler, Custodian
Phyllis C. Shidler, Custodian

Phyllis C. Shidler
Phyllis C. Shidler

State of Oregon } ss
County of Klamath }

On this 27 day of April, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Phyllis C. Shidler, individually and as Custodian of the Phyllis C. Shidler IRA, 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

