



2022-010055  
Klamath County, Oregon  
08/17/2022 03:02:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bryan Ray Wilson and Katherine Ann Kesselman and  
Daniel Stevens Sepulveda

223 Del Monte S

South San Francisco, CA 94080

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

Bryan Ray Wilson and Katherine Ann Kesselman and  
Daniel Stevens Sepulveda

223 Del Monte S

South San Francisco, CA 94080

File No. 554021AM

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### STATUTORY WARRANTY DEED

**Just A. Johansen and Gwen M. Johansen, not as tenants in common, but with rights of survivorship,**  
grantor(s), hereby convey and warrant to

**Bryan Ray Wilson and Katherine Ann Kesselman and Daniel Stevens Sepulveda, with right of survivorship**

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 35, Block 30, FOURTH ADDITION TO NIMROD RIVER PARK, 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 \$16,500.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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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 12 day of August, 2022

X Just A. Johansen  
Just A. Johansen  
Gwen M. Johansen  
Gwen M. Johansen

### ACKNOWLEDGMENT

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.

State of California  
County of SAN JOAQUIN

On August 12, 2022 before me, Venice Tamplin Henderson, Notary Public  
(Insert name and title of the officer)

personally appeared Just A. Johansen and Gwen M. Johansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Venice Tamplin Henderson  
(Seal)

