

John P. Rademacher,  
Returned at Counter

2022-010071

Klamath County, Oregon



00304836202200100710040040

08/18/2022 10:54:29 AM

Fee: \$97.00

After recording, return to:

Cynthia S. Johnson  
30707 Highway 97 N  
Chiloquin, OR 97624

Until a change is requested,  
all tax statements should be sent to:

Cynthia S. Johnson  
30707 Highway 97 N  
Chiloquin, OR 97624

### WARRANTY DEED

Under ORS 93.850

The grantor,

John P. Rademacher and Diane Louise Haseman, husband and wife  
420 E Day School Rd  
Chiloquin, OR 97624

for the true and actual consideration of \$89,000

Eighty nine thousand dollars

CONVEYS AND WARRANTS to the grantee,

Cynthia S. Johnson, a single woman  
30707 Highway 97 N  
Chiloquin, OR 97624

the following described real property, free of encumbrances, except as specifically  
set forth herein:

See Exhibit A

Parcel ID: tax account number 249412

And commonly known as: 30707 Highway 97 N, Chiloquin, Oregon 97624

**Source of Title:**

Being the same property conveyed by Warranty Deed from Dale R. Awrey and Teresa M. Awrey to John P. Rademacher and Diane L. Haseman recorded May 13, 1997 in the records of Klamath County Clerk ( Vol M97, page 14817)

**This conveyance is made subject to:**

Easements, restrictions and Rights of Way appearing on records

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 18 day of August, 2022, in the presence of:

[Signature]  
Signature  
John P. Rademacher  
Print Name  
Grantor  
Capacity

[Signature]  
Signature  
Diane Louise Haseman  
Print Name  
Spouse  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Klamath

On this 18 day of August, 2022, before me, Notary Public in and for said state, personally appeared John P. Rademacher & Diane Louise Haseman, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me / freely executed the same.

Signature: [Signature]  
Print Name: Lisa M. Kessler  
Title: Notary  
My Commission Expires: 12/19/2022



Exhibit A

A tract of land situated in that portion of Lots 25 and 32, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, lying East of the Dalles-California Highway, Klamath County, Oregon and described as follows:

Beginning at an iron pin located on the Easterly boundary of the Dalles-California Highway, said point being South 8 degree 41' East a distance of 1860.73 feet from the iron pipe on the intersection of the North line of Lot 17 and the Easterly boundary of said highway; thence South 89 degrees 43' East parallel with the North line of Lot 17 a distance of 250.0 feet to an iron pin; thence South 8 degrees 41' east parallel with the Dalles-California Highway, a distance of 200.0 feet to an iron pin; thence North 89 degrees 43' West parallel with the North line of Lot 17 a distance of 250.0 feet to an iron pin on the Easterly boundary of said highway; thence North 8 degrees 41' West along the easterly boundary of said highway a distance of 200.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by Deed dated July 8, 1987 and recorded July 23, 1987 in Volume M87, page 13128, Microfilm Records of Klamath County, Oregon.