

Paul T Christoferson
5376 East Morada Lane
Stockton, CA 95212 USA
Grantor's Name and Address

Joseph Francisco Carlos Lara Johnson
2225 West Hammer Lane
Stockton, CA 95209 USA
Grantee's Name and Address

After recording, Return to:

Joseph Francisco Carlos Lara Johnson
2225 West Hammer Lane
Stockton, CA 95209 USA

Until requested otherwise, send all tax statements to:

Joseph Francisco Carlos Lara Johnson
2225 West Hammer Lane
Stockton, CA 95209 USA

2022-010460
Klamath County, Oregon



08/29/2022 04:26:06 PM

Fee: \$92.00

WARRANTY DEED

I, **PAUL T CHRISTOFERSON, MARRIED** ("grantor"), for the consideration below, does hereby grant, bargain, sell, convey to **JOSEPH FRANCISCO CARLOS LARA JOHNSON, UNMARRIED** ("grantee"), all of that certain real property, with all rights and interests belonging or relating thereto, situated in **KLAMATH** COUNTY, OREGON, described as follows (legal description of property):

LOT 3 BLOCK 41 FIRST ADDITION TO KLAMATH FOREST ESTATES, APN# R3510-26B0-05500

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; See ORS 93.030):

☒ **\$ 4000.00**;

☐ other property or value given or promised which is ___ part of the ___ the whole (indicate which) consideration.

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

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and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on **August 25, 2022**; any signature on behalf of a business or other entity is made with the authority of that entity.

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



PAUL T CHRISTOFERSON

NOTARY INFORMATION

STATE OF CALIFORNIA, County of _____

This record is acknowledged before me on _____

by _____

as _____

of _____

Notary Public for California

My Commission expires on _____

See Attached
Notarial Certificate

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 25, 2022 before me, Heather Jean Sublaban, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Paul Thomas Christoferson
 Name(s) of Signer(s)

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 [Signature]
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: August 25, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: No other Signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: Paul Thomas Christoferson Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____