



After recording return to:
Gary McNichols and Mary McNichols
39764 Place Rd.
Fall Creek, OR 97438

Until a change is requested all tax
statements shall be sent to the
following address:
Gary McNichols and Mary McNichols
39764 Place Rd.
Fall Creek, OR 97438

File No.: 7091-4032036 (TM)
Date: January 30, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William A. Johnston and Ha B. Johnston, as co-trustees of the Johnston Family Trust, dated June 21, 1996, Grantor, conveys and warrants to Gary McNichols and Mary McNichols as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 19 IN BLOCK 21 OF TRACT NO. 1113, OREGON SHORES UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$18,000.00**. (Here comply with requirements of ORS 93.030)

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 6 day of FEBRUARY, 2023.

William A. Johnston and Ha B. Johnston, as co-trustees of The Johnston Family Trust, dated June 21, 1996

William A. Johnston
William A. Johnston, Co-Trustee

Ha B. Johnston
Ha B. Johnston, Co-Trustee

STATE OF California

County of _____

) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____ by William A. Johnston and Ha B. Johnston as Trustees of William A. Johnston and Ha B. Johnston, as co-trustees of The Johnston Family Trust, dated June 21, 1996, on behalf of the Trust.

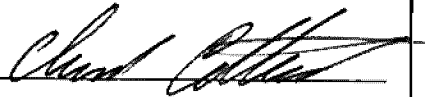
Notary Public for Oregon
My commission expires:

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 Diego

Subscribed and sworn to (or affirmed) before me on this 6
day of February, 2023, by William A. Johnston
and H.A.B. Johnston Co Trustees of the Johnston Family Trust dated 6-21-1986
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

(Seal)

Signature 
Chad Cottrell, Notary Public

