



2023-004314

Klamath County, Oregon

06/06/2023 01:20:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Nathan Johnson and Mishawna Johnson

400 Conger Ave

Klamath Falls, OR 97601

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

Nathan Johnson and Mishawna Johnson

400 Conger Ave

Klamath Falls, OR 97601

File No. 591190AM

### STATUTORY WARRANTY DEED

**Vincent M. Vieyra and Edith D. Brown-Vieyra, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Nathan Johnson and Mishawna Johnson, 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:

See attached Exhibit "A"

The true and actual consideration for this conveyance is \$320,000.00.

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 2 day of June, 2023

Vincent M. Vieyra

Vincent M. Vieyra

Edith D. Brown-Vieyra

Edith D. Brown-Vieyra

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of June, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Vincent M. Vieyra and Edith D. Brown-Vieyra, 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.

See attached certificate

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGEMENT**

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 Stanislaus

} SS

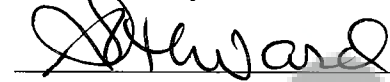
On 2 June 2023, before me, A. Steward, Notary Public,

personally appeared Vincent M. Vieyra and Edith D. Brown-Vieyra,

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.

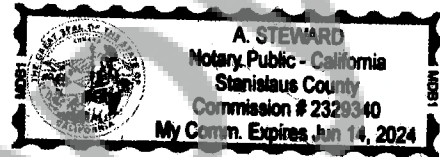
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**TITLE/DESCRIPTION OF THE ATTACHED DOCUMENT**

Statutory Warranty Deed

Number of pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY SIGNER**

- ☒ Individual(s)  
☐ Corporate Officer, Title \_\_\_\_\_  
☐ Partner(s)  
☐ Attorney-in-Fact \_\_\_\_\_  
☐ Trustee  
☐ Other \_\_\_\_\_

Signer is representing \_\_\_\_\_

Recorded on Page 171 Entry \_\_\_\_\_

Notary Name: A. Steward

Notary Commission: 2329340

County: Stanislaus

Valid in all counties of California

Commission Expires: 14 June 2024

**Contact Information:**

Alicia Steward

209-996-0631

alnotary@charter.net

## EXHIBIT "A"

591190AM

### Parcel 1:

Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue as recorded in Plat Book 2 at page 2 in the Office of the County Clerk of Klamath County, Oregon, taking the center line of Main Street as North 66°42' East; thence North 19°48' West, 465.5 feet; thence North 42°18' West, 159.33 feet; thence South 49°30' West, 17.5 feet to a point on the Southwesterly boundary of Conger Avenue; thence continuing South 49°30' West a distance of 125.0 feet to the true point of beginning of this description; thence South 42°18' East, a distance of 15.0 feet thence South 49°30' West a distance of 46.0 feet; thence North 42°18' West a distance of 55.3 feet; thence North 49°30' East a distance of 18.0 feet; thence South 76°44' East a distance of 49.7 feet to the point of beginning, being a portion of Lot 8, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

### Parcel 2:

Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue as recorded in Plat Book 2 at page 2 in the Office of the County Clerk of Klamath County, Oregon, taking the center line of Main Street as North 66°42' East; thence North 19°48' West, 465.5 feet; thence North 42°18' West, 159.33 feet; thence South 49°30' West, 17.5 feet to the beginning of the description of this land to be conveyed, said beginning being a point on the Southwesterly boundary of Conger Avenue; thence South 49°30' West 125 feet; thence North 76°44' West 49.7 feet; thence South 49°30' West 18.0 feet; thence North 42°18' West 50.5 feet; thence North 49°30' East 171.0 feet, more or less to the Southwesterly boundary of Conger Avenue; thence South 42°18' East 90.8 feet, more or less, to the point of beginning.