

2023-005541

Klamath County, Oregon

07/05/2023 03:58:02 PM

Fee: \$102.00

RECORDING COVER SHEET**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:

David D. Kendrick and Lynne K. Kendrick
5401 W Country Ave
Visalia CA 93277

1) Title(s) of Transaction(s) ORS 205.234(a)
Warranty Deed

2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160
Robert Johnson, also known as Robert S. Johnson and Linda Johnson, as tenants by the entirety

3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160
David D. Kendrick and Lynne K. Kendrick, as tenants by the entirety

4) True and Actual Consideration ORS 93.030
\$55,000.00

5) Send Tax Statements to:
see above

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: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of Klamath County to correct Correct Sellers name, 2 parcels were with his middle initial previously recorded as Instrument Number 2023-005323."

(Legal description if corrected is attached to included certified document of the original.)



After recording return to:
David D. Kendrick and Lynne K.
Kendrick
5401 W Country Ave
Visalia, CA 93277

Until a change is requested all tax
statements shall be sent to the
following address:
David D. Kendrick and Lynne K.
Kendrick
5401 W Country Ave
Visalia, CA 93277

File No.: 7161-4072971 (kw)
Date: June 07, 2023

THIS SPACE RESERVED FOR RECORD

2023-005323

Klamath County, Oregon

06/30/2023 08:53:02 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

aka Robert S. Johnson

Robert Johnson and Linda Johnson, as tenants by the entirety, Grantor, conveys and warrants to **David D. Kendrick and Lynne K. Kendrick, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)



After recording return to:
David D. Kendrick and Lynne K.
Kendrick
5401 W Country Ave
Visalia, CA 93277

Until a change is requested all tax
statements shall be sent to the
following address:
David D. Kendrick and Lynne K.
Kendrick
5401 W Country Ave
Visalia, CA 93277

File No.: 7161-4072971 (kw)

Date: June 07, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Johnson and Linda Johnson, as tenants by the entirety, Grantor, conveys and warrants to **David D. Kendrick and Lynne K. Kendrick, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$55,000.00**. (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 28 day of June, 2023

Robert Johnson
Robert Johnson

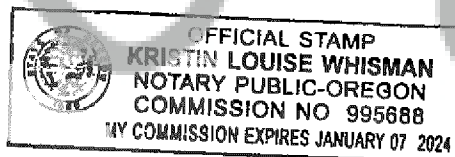
Linda Johnson
Linda Johnson

STATE OF Oregon)

)ss.

County of Jackson)

This instrument was acknowledged before me on this 28 day of June, 2023
by **Robert Johnson and Linda Johnson.**



Kristin Louise Whisman
Notary Public for Oregon

My commission expires: 01/07/2024

EXHIBIT A

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

Tract A - (2800)

A parcel of land situated in the NE1/4 of the SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the NW corner NE 1/4 of the SW 1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 50' East, a distance of 218.11 feet to an iron pin, the point of beginning; thence South, a distance of 124.37 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 124.12 feet to an iron pin, thence North 89 degrees 50' West, a distance of 85 feet more or less to the point of beginning.

Tract B – (2900)

A parcel of land situated in the NE1/4 of the SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the NW corner of the NE1/4 of the SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 50' East, a distance of 133.11 feet to an iron pin, the point of beginning; thence South a distance of 124.61 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 124.37 feet to an iron pin; thence North 89 degrees 50' West, a distance of 85 feet, more or less to the point of beginning.

Tract C – (3000)

A parcel of land situated in the NE1/4 of the SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the NW corner of the NE1/4 of the SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 50' East, a distance of 60.05 feet to an iron pin, the point of beginning; thence South 2 degrees 36' 12" West a distance of 124.96 feet to an iron pin; thence East a distance of 78.74 feet to an iron pin; thence North, a distance of 124.61 feet to an iron pin; thence North 89 degrees 50' West a distance of 73.06 feet, more or less, to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.