



2023-006686

Klamath County, Oregon

08/07/2023 01:34:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Guerriero and Blanca Guerriero

3742 E Walnut Ave

Pasadena, CA 91107

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

Michael Guerriero and Blanca Guerriero

3742 E Walnut Ave

Pasadena, CA 91107

File No. 599057AM

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**STATUTORY WARRANTY DEED**

**Loren F. Johnson, as Trustee of Johnson Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Michael Guerriero and Blanca Guerriero, 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:

**Lots 5 and 6, Block 18, KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$345,000.00.


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:

***2023-2024 Real Property Taxes, a lien not yet due and payable***

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 04 day of August, 2023.

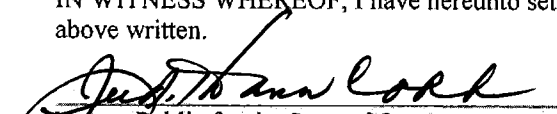
Johnson Revocable Living Trust

By:   
Loren F. Johnson, Trustee

State of Oregon ss.  
County of Washington }

On this 04 day of August, 2023, before me, JUDITH ANN COBB a  
Notary Public in and for said state, personally appeared Loren F. Johnson known or identified to me to be the person whose  
name is subscribed to the foregoing instrument as Trustee of the Johnson Revocable Living Trust, and acknowledged to me that  
he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

  
Notary Public for the State of Oregon  
Residing at: Washington Co.  
Commission Expires:  
05-11-2027

