



2023-007388
Klamath County, Oregon
08/28/2023 01:22:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Andrea Rae Galli and Matthew James Galli

11138 Merganser Road

Klamath Falls, OR 97601

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

Andrea Rae Galli and Matthew James Galli

11138 Merganser Road

Klamath Falls, OR 97601

File No. 602329AM

STATUTORY WARRANTY DEED

**Douglas Allen Johnson and Jane Karen Johnson, as Trustees of the Johnson Family Living Trust Dated
December 10, 2021,**

Grantor(s), hereby convey and warrant to

Andrea Rae Galli and Matthew James Galli, 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:

**Lot 1042, Running Y Resort, Phase 12, First Addition, Tract 1426, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$27,000.00.

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 25 day of August, 2023

Johnson Family Living Trust Dated December 10, 2021

By: Douglas A. Johnson
Douglas A. Johnson, Trustee
*Allen

By: Jane Karen Johnson
Jane Karen Johnson, Trustee

State of Arizona } ss.
County of Maricopa }

On this 25 day of August, 2023, before me, Brandi Brown a Notary Public in and for said state, personally appeared Douglas Allen Johnson and Jane Karen Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Johnson Family Living Trust Dated December 10, 2021, 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.

Brandi Brown
Notary Public for the State of Arizona
Residing at: Maricopa
Commission Expires: March 12, 2027

