



2023-007742
Klamath County, Oregon
09/06/2023 09:57:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John James Johnson and Peggy Eunice Johnson, as Co-
Trustees of the Johnson Family Trust, U/A dated July
29, 2022

P.O. Box 42

Bonanza, OR 97623

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

John James Johnson and Peggy Eunice Johnson, as Co-
Trustees of the Johnson Family Trust, U/A dated July
29, 2022

P.O. Box 42

Bonanza, OR 97623

File No. 594851AM

STATUTORY WARRANTY DEED

Larry A. Powers and Grace E. Powers, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

John James Johnson and Peggy Eunice Johnson, as Co-Trustees of the Johnson Family Trust, U/A dated July 29, 2022,

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 7 and 8, Block 18, FIRST ADDITION TO BONANZA, 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 \$255,000.00.

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 1 day of September, 2023



Larry A. Powers



Grace E. Powers

State of ~~Oregon~~ ^{DC} ss Tennessee
County of ~~Klamath~~ ^{DC} Marry

On this 12th day of September, 2023, before me, Dionne Carver a
Notary Public in and for said state, personally appeared Larry A. Powers and Grace E. Powers, 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.



Notary Public for the State of ~~Oregon~~ ^{DC} Tennessee
Residing at: ~~Klamath County, Oregon~~ ^{DC} Williamson County, Tennessee
Commission Expires: 12/21/2024

