



After recording return to:
Richard E. Johnson, Jr.
5837 Hilyard Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Richard E. Johnson, Jr.
5837 Hilyard Ave
Klamath Falls, OR 97603

File No.: 7161-4104928 (SA)
Date: September 29, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

2023-008557

Klamath County, Oregon

10/02/2023 12:57:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Loyal Neth, Trustee of the Loyal Neth Living Trust uad 4-3-2023, Grantor, conveys and warrants to **Richard E. Johnson, Jr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 23 OF POOLE HOMESITES, A RESUBDIVISION OF THE SOUTH 270 FEET OF TRACTS 22, 23 AND 24 AND OF TRACTS 33, 34, 35 AND 36 HOMELAND TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

APN: 885507

Statutory Warranty Deed
- continued

File No.: 7161-4104928 (SA)

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.

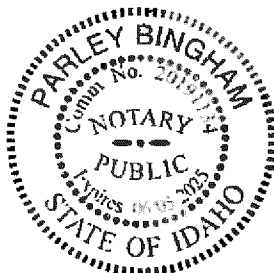
Dated this 29 day of Sept, 20 23

Loyal Neth, Trustee of the Loyal Neth Living
Trust uad 4-3-2023

Loyal E Neth
Loyal Neth, Trustee

STATE OF IDAHO)
County of ADA) ss.

This instrument was acknowledged before me on this 29th day of September, 20 23
by Loyal Neth as Trustee of The Loyal Neth Living Trust uad 4-3-2023, on behalf of the Trust.



[Signature]
Notary Public for IDAHO
My commission expires: 06/05/2025