



After recording return to:
Ryan Johnson and Ellen Johnson
52521 Highway 62
Fort Klamath, OR 97626

Until a change is requested all tax
statements shall be sent to the
following address:
Ryan Johnson and Ellen Johnson
52521 Highway 62
Fort Klamath, OR 97626

File No.: 7161-4108123 (SA)
Date: October 03, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Karen Francisco, Surviving Trustee, or her successors in Trust, under the Francisco Loving Trust dated January 18, 1995, Grantor, conveys and warrants to Ryan Johnson and Ellen Johnson, as tenants by the entirety, 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:

The South 100 feet of the North 110 feet of Lot 4, and the South 40 feet of the North 50 feet of Lot 3, all in Block 3 of Fort Klamath, 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.

The true consideration for this conveyance is **\$42,000.00**. (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 16 day of October, 2023.

Karen Francisco, Surviving Trustee, or her successors in Trust, under the Francisco Loving Trust dated January 18, 1995

Karen Francisco
Karen Francisco, Trustee

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 16 day of October, 2023 by **Karen Francisco, Surviving Trustee, or her successors in Trust under the Francisco Loving Trust dated January 18, 1995.**

[Signature]

Notary Public for Oregon
My commission expires: 1/2/2027

