

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**2023-009650****Klamath County, Oregon**

00321860202300096500030039

11/08/2023 09:15:19 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

DIANA McQuillan

1040 N 3RD AVE

Towers, OR 97466

Grantor's Name and Address

Steve Johnson

30964 Chilogaun, OR 97

DREWS Rd.

Grantee's Name and Address

After recording, return to (Name and Address):

SAME AS below

Until requested otherwise, send all tax statements to (Name and Address):

Steve Johnson

30964 DREWS Rd.

Chilogaun OR 97

Diana McQuillan

WARRANTY DEED

DIANA D. McQuillan

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to STEVE JOHNSON

with all rights and interests belonging or relating thereto, situated in Klamath Co. ("grantee"), all of that certain real property, County, Oregon, described as follows (legal description of property; description space continued on reverse):

SEE "EXHIBIT A" attached hereto and by this reference made a part hereof.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 13,000.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on November 7th, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

Diana D. McQuillan

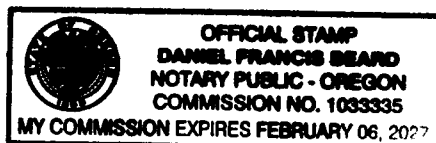
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath) ss.
This record was acknowledged before me on November 7th, 2023
by Diana D. McQuillan

This record was acknowledged before me on _____
by _____
as _____
of _____

Daniel Francis Beard

Notary Public for Oregon
My commission expires 2-6-2027



SCHEDULE A

LOT 8, BLOCK 77 OF THE SEVENTH ADDITION TO NIMROD RIVER PARK TOGETHER WITH A PARCEL OF LAND LYING BETWEEN SAID LOT AND THE RIVER LOCATED WITHIN THE EAST 1/2 OF SECTION 9, T36S, R11E, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE TRUE SOUTH TO THE NORTH BANK OF THE SPRAGUE RIVER; THENCE WESTERLY ALONG THE NORTH BANK OF SAID RIVER TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTH BANK OF SAID RIVER AND A LINE THAT IS TRUE SOUTH FROM THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 70 01'04" E TO THE POINT OF BEGINNING.