



2023-010975
Klamath County, Oregon
12/26/2023 12:15:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Keely Rene Dietrick

PO Box 189

Dorris, CA 96023

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

Keely Rene Dietrick

PO Box 189

Dorris, CA 96023

File No. 617364AM

STATUTORY WARRANTY DEED

Thomas E. Johnson and Becky L. Johnson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Keely Rene Dietrick,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$200,000.00.

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:

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 21 day of December, 2023

Thomas E. Johnson
Thomas E. Johnson

Becky L. Johnson
Becky L. Johnson

State of Oregon} ss
County of Klamath}

On this 21 day of December, 2023, before me Jenny Brazil, a Notary Public in and for said state, personally appeared Thomas E. Johnson and Becky L. Johnson known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

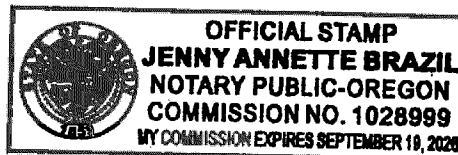


EXHIBIT 'A'

Parcel 1:

A parcel of land situated in the N1/2 SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the N1/2 SW1/4 of said Section 24 lying Southeasterly of the USBR 1-C-1 Drain, Northwesterly of the USBR A-4 (G) Lateral and Southerly of that property conveyed to the Klamath Irrigation District in Deed Volume 69, page 519, Deed Records of Klamath County, Oregon.

Parcel 2:

A parcel of land situated in the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the SE1/4 NW1/4 and the NE1/4 SW1/4 of said Section 24 lying Southeasterly of the USBR 1-C-1 Drain, Westerly of the USBR A-4 (G) Lateral and Northerly of that property conveyed to the Klamath Irrigation District in Deed Volume 69, Page 519, Deed Records of Klamath County, Oregon.

Parcel 3:

A parcel of land situated in the NE1/4 SW1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

That portion of the NE1/4 SW1/4 of said Section 24 lying Southerly and Easterly of the USBR A-4 (G) Lateral.