

2024-000120

Klamath County, Oregon



00323755202400001200030035

01/05/2024 08:14:45 AM

Fee: \$92.00

After recording, return to:
Trinity Asset Holdings CO., LLC,
1200 Ridgewater Blvd
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
Trinity Asset Holdings CO., LLC,
1200 Ridgewater Blvd
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Donald Johnston and Christine Johnston , as Tenants by the Entirety
4751 Bellm Dr Sp 215
Klamath Falls, OR 97603

for the true and actual consideration of 0.00
Zero Dollars

CONVEYS AND WARRANTS to the grantee,
Trinity Asset Holdings CO., LLC, a California Limited Liability Company
1200 Ridgewater Blvd
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 15 OF TRACT 1507 BEING A RE PLAT OF LOTS 109, 110, 111, 112, 113,
and 114, 134, 135, and 136, 142, 143, 185, 186 and 193, 194, 195, 196, 197 and
198, OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Parcel ID: 3808-036BD-05000

And commonly known as: 1075 Water Birch Ct Klamath Falls, OR 97601

Source of Title:

Being the same property conveyed by Statutory Warranty Deed from Trinity Asset Holdings CO., LLC, a California Limited Liability Company to Donald Johnston and Christine Johnston, as Tenants by the entirety recorded as 2020-011607 in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 2nd day of January, 2024, in the presence of:

Donald Johnston
Signature
Donald Johnston
Print Name
Individual
Capacity

Christine Johnston
Signature
Christine Johnston
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 2nd day of January, 2024, before me, Notary Public in and for said state, personally appeared Donald Johnston and Christine Johnston, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: Kathleen A. Maynard
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

