

After Recording Return To:
First American Title

2024-000524
Klamath County, Oregon
01/19/2024 01:41:02 PM
Fee: \$87.00



After recording return to:
Andrew Aasen and Michael A. Fifer
138706 Nob Hill
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Andrew Aasen and Michael A. Fifer
138706 Nob Hill
Gilchrist, OR 97737

File No.: 7061-4124155 (JS)
Date: December 11, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert L. Johnson and Theresa E. Johnson, as tenants by the entirety, Grantor, conveys and warrants to **Andrew Aasen and Michael A. Fifer 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:

PARCEL 1 OF LAND PARTITION 77-07, BEING A REPLAT OF LOT 113 OF TRACT 1318 - GILCHRIST TOWNSITE, SITUATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, RECORDED MAY 9, 2008 AS INSTRUMENT NO. 2008-006843, RECORDS OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.

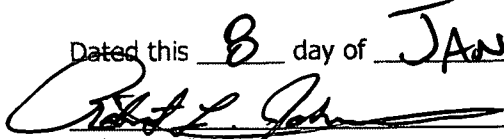
Subject to:

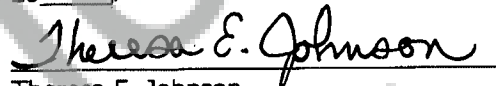
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$342,700.00**. (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 8 day of JANUARY, 2024


Robert L. Johnson


Theresa E. Johnson

STATE OF

ARIZONA
U.S.

County of

MARICOPA
U.S.

)ss.

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This instrument was acknowledged before me on this 8 day of JANUARY, 2024
by **Robert L. Johnson and Theresa E. Johnson.**


Notary Public for Oregon

My commission expires:

U.S. ARIZONA
11.07.2024

