

LA

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



Returned at Counter

2024-000865

Klamath County, Oregon



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02/02/2024 12:36:24 PM

Fee: \$92.00

After recording, return to (Name and Address):

KERRY ALLEN
JOHNSON

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

KERRY ALLEN
JOHNSON
12595 ANDERSON ROAD
KLAMATH FALLS OREGON
97603

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

KERRY ALLEN JOHNSON

for the consideration stated below, does hereby remise, release and forever quitclaim to KERRY ALLEN JOHNSON AND LARS HUSER JOHNSON AS TENANT IN COMMON ("grantor"),

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

To have as grantee's own and to hold for 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):

☒ \$ 0;☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on February 2nd, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Kerry Allen Johnson

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on February 2nd, 2024
 by Kerry Allen Johnson
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

Daniel Francis Beard

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

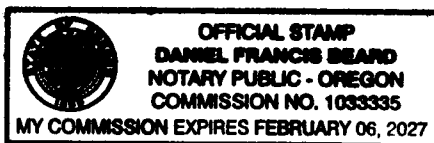


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at the Southeast corner of the SW1/4 of the SW1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 470 feet; thence West 470 feet; thence South 470 feet; thence East along the South line of the said SW1/4 of the SW1/4 to the point of beginning in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded May 13, 1909 in Volume 27, page 25, Deed Records of Klamath County, Oregon.

PARCEL 2

A tract of land situated in the SW1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the Northerly line of Anderson Road from which the Southwest corner of said Section 34 bears South 27° 26' 47" East 33.95 feet and North 89° 31' 44" West 1418.61 feet; thence North 27° 26' 47" West 170.07 feet; thence North 28° 45' 16" West 331.96 feet; to the North line of that tract of land described in deed Volume M99, page 49105, Microfilm Records of Klamath County, Oregon; thence North 89° 31' 44" West along said North line 76.03 feet; thence along the arc of a curve to the left. (Radius point bears North 63° 54' 21" East 361.48 feet and central angle equals 03° 01' 20") 19.07 feet; thence South 29° 07' 00" East 486.62 feet to a point on the Northerly line of said Anderson Road; thence South 89° 31' 44" East 68.50 feet to the point of beginning.