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After recording, return to (Name and Address): Ezekiel G Johnson 5049 Regency Drive
Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to Name and Address): Ezekiel & Daniel Johnson 5049 Regency Drive Klamath Falls OR 97603

2024-001192 Klamath County, Oregon

02/14/2024 08:49:47 AM

Fee: \$87.00

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Daniel Guy Johnson Jr.
("grantor"),
for the consideration stated below, does hereby grant, bargain, sell and convey to
("grantee"), and to grantee's heirs, successors and assigns, all of 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:

LOT 1, BLOCK 4, OF FIRST ADDITION TO SUNSET VILLAGE, KLAMATH COUNTY, OREGON

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):

🛮 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. S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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 langauge will be read to apply equally to businesses, other entities and to individuals.

STATE OF OREGON, County of Klambble

STATE OF OREGON, County of Klambble

This record was acknowledged before me on 22-13-2024

by Eleky 1 & Source N

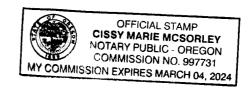
or This record was acknowledged before me on 22-13-2024

by Eleky 1 & Source N

as (corporate title)

of (company name)

Notary Public for Oregon



My commission expires -