

**Until a change is requested,
all tax statements shall be sent to:**

Nicklas Joseph Johnston
2544 Union St, Apt 25
Klamath Falls, OR 97601

After recording return to:

Rau Law Firm
1880 Willamette Falls Drive, Suite 250
West Linn, Oregon 97068

STATUTORY WARRANTY DEED

Conveyance is to complete an inheritance pursuant to Court Order for no consideration.

John Mark Johnston, who is the Grantee in Document No. 2021-000661 in the records of the Klamath County Clerk, died on May 3, 2022. Jennifer Elizabeth Johnston was appointed Personal Representative of the Estate of John Mark Johnston, case number 22PB07066, by the Klamath County Circuit Court on August 22, 2022; a copy of the Letters of Administration is attached as Exhibit 1. On April 25, 2024, the court ordered Jennifer Elizabeth Johnston, in her capacity as Personal Representative, to transfer the estate interest in the real property to Nicklas Joseph Johnston; a copy of the Judgment is attached as Exhibit 2.

Pursuant to the April 25, 2024 Judgment, and for no consideration, **Jennifer Elizabeth Johnston, Personal Representative of the Estate of John Mark Johnston, deceased**, Grantor, conveys and warrants to **Nicklas Joseph Johnston**, Grantee, all John Mark Johnston's interest in the following described real property:

Lot 3 in Block 47 of Fourth Addition to Nimrod River Park, according to official plat thereof on file in the office of the county clerk, Klamath County, Oregon

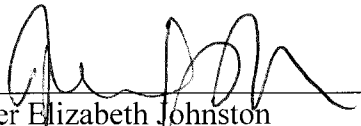
The true consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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: 5/1/24

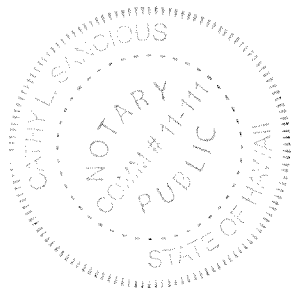
Estate of John Mark Johnston



Jennifer Elizabeth Johnston
Personal Representative

STATE OF HAWAII)
COUNTY OF Kauai) ss.

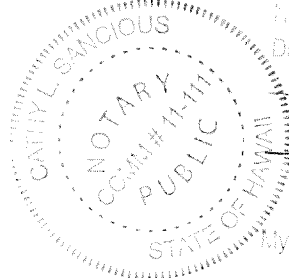
The foregoing instrument was acknowledged before me on May 1, 2024 by Jennifer Elizabeth Johnston, in her capacity as Personal Representative of the Estate of John Mark Johnston.



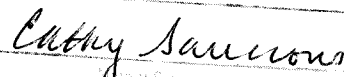


NOTARY PUBLIC

My commission expires: 4-10-2027



Date: 5-1-24 # Pages: 1
Name: Cathy Sancious 5th Print
Doc. Description: warrenty deed



NOTARY CERTIFICATION
My Commission Expires: 4-10-2027

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

[Probate Department]

In the Matter of the
Estate of John Mark Johnston,
a.k.a. "Mark Johnston",

Deceased.

Case No. 22PB07066

GENERAL JUDGMENT

APPROVING FINAL ACCOUNTING

AND AUTHORIZING FINAL

DISTRIBUTION

Jennifer Elizabeth Johnston, the Personal Representative, having filed the Final Accounting and Petition for General Judgment of Final Distribution on May 19, 2023, and with no objections having been filed, the Court finds that:

1.

All Oregon income, estate, and personal property taxes that have become due have been paid.

2.

Therefore, it is hereby ORDERED AND ADJUDGED as follows:

1. The Accounting is approved;

2. Personal Representative shall pay \$575.38 to Verizon Wireless;

3. Personal Representative shall make the following distribution of assets of the estate:

\$29,594.44 Jennifer Elizabeth Johnston

\$29,594.44 to Rebecca Marie Sanborn

\$29,594.44 to James Daniel Johnston

\$22,934.44 and the Nimrod Park Lot to Nicklas Joseph Johnston

\$29,594.44 to Mikala Rae Johnston

\$29,594.44 to Olivia Rose Johnston

3. Personal Representative shall pay to Jennifer Elizabeth Johnston the statutory fee of \$4,363.20;

4. Personal Representative shall pay \$12,781.24 to Rau Law Firm;

5. Personal Representative is authorized to establish a reserve fund of \$2,500.00. Upon closure of the estate Personal Representative is authorized to distribute all unused funds to the estate beneficiaries without further order of the court;

6. On filing receipts for the distribution, the personal representative will submit a supplemental judgment to discharge the Personal Representative.

4/25/2024 2:59:41 PM

Kelly Kritzer

**Kelly Kritzer,
Circuit Court Judge**

PERSONAL REPRESENTATIVE:

Jennifer Elizabeth Johnston
P.O. Box 30869
Anahola, HI 96703

LAWYER FOR PERSONAL REPRESENTATIVE:

Henry T. Rau (OSB No. 152942)
Rau Law Firm
1880 Willamette Falls Drive, Suite 250
West Linn, OR 97068
(503)222-3434; htr@raulawfirm.com

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH
316 Main St
Klamath Falls Oregon 97601

2022 AUG 23 AM 8:50

CLERK OF COURT

In the Matter of the Estate of:

Case No: 22PB07066

John Mark Johnston, a.k.a. "Mark Johnston"
Deceased

LETTERS OF ADMINISTRATION

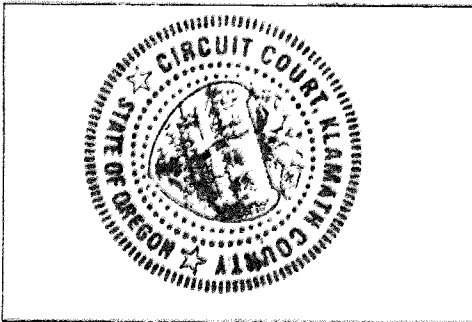
The court certifies that:

No will of John Mark Johnston, a.k.a. "Mark Johnston", deceased, has been proved.

Jennifer Elizabeth Johnston has been appointed Personal Representative of the estate of the decedent.

August 23, 2022
Date

Marcie Henderson
Court Clerk (signature)

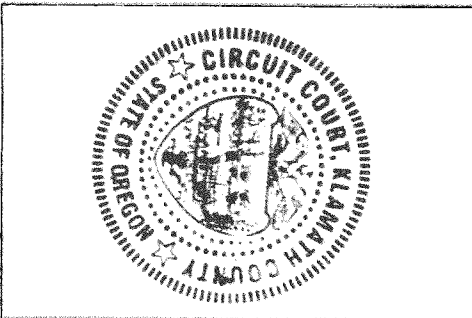


Marcie Henderson
Print Name

I certify that the Letters of Administration in this case are still in full force and effect and have not been revoked or set aside. I certify that this is a true, complete, and accurate copy of the original Letters of Administration filed in this case.

Aug. 23, 2022
Date

Marcie Henderson
Court Clerk (signature)



Marcie Henderson
Print Name