

2024-005751

Klamath County, Oregon



00330678202400057510030031

07/05/2024 11:46:22 AM

Fee: \$92.00

Riley B. Johnson and Janice A. Johnson

7916 Hwy 140 E

Klamath Falls, OR 97603

Grantor's Name and Address

Janice Ann Bunch Johnson and Riley Bart Johnson, Trustees of
the Janice Ann Bunch Johnson and Riley Bart Johnson
Revocable Trust, dated 8-6-2021

7916 Hwy 140 E

Klamath Falls, OR 97603

Klamath Falls, OR 97603

After recording return to:

Janice Ann Bunch Johnson and Riley Bart Johnson, Trustees of
the Janice Ann Bunch Johnson and Riley Bart Johnson
Revocable Trust, dated 8-6-2021

7916 Hwy 140 E

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Janice Ann Bunch Johnson and Riley Bart Johnson, Trustees of
the Janice Ann Bunch Johnson and Riley Bart Johnson
Revocable Trust, dated 8-6-2021

7916 Hwy 140 E

Klamath Falls, OR 97603

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Riley B. Johnson and Janice A. Johnson, Husband and Wife,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Janice Ann Bunch Johnson and Riley Bart Johnson, as Trustees of the Janice Ann Bunch Johnson and Riley Bart Johnson Revocable Trust, dated 8-6-2021,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$estate planning.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

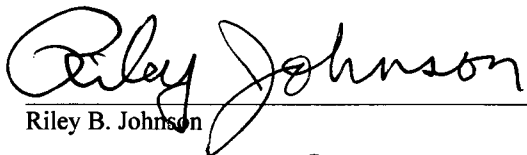
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Returned at Counter

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 Witness Whereof, the grantor has executed this instrument this 5th day of July, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Riley B. Johnson

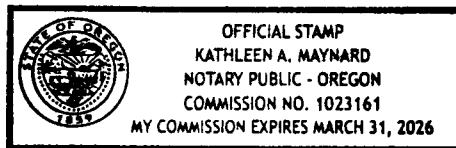

Janice A. Johnson

State of Oregon} ss
County of Klamath}

On this 5th day of July, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Riley B. Johnson and Janice A. Johnson, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he~~ ~~she~~ they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



Legal Description
Exhibit "A"

Parcel 1

A portion of Lot 11, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 11; thence West 80 feet along the Southerly boundary of Highway 140; thence South 544 feet; thence East 80 feet; thence North 544 feet to the point of Beginning.

APN 3910-007BD-00300

Parcel 2

A tract of land situated in Lot 11 of JUNCTION ACRES, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Northeast Corner of Lot 11; Thence South along the Easterly Boundary of said lot 544 feet to the True Point of Beginning; Thence continue South 119.2 feet; Thence West 328.4 feet; Thence North 136.2 feet; Thence East 248.4 feet; Thence South 17 feet; Thence East 80 feet to the Point of Beginning.

APN 3910-007BD-00600