



2024-006942

Klamath County, Oregon

08/09/2024 12:54:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Kevin M. Coleman and Christina E. Coleman

4329 Bartlett Ave

Klamath Falls, OR 97603

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

Kevin M. Coleman and Christina E. Coleman

4329 Bartlett Ave

Klamath Falls, OR 97603

File No. 641197AM

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### STATUTORY WARRANTY DEED

**Peggy Eunice Johnson, as Trustee of the Johnson Family Trust, U/A dated July 29, 2022,**

Grantor(s), hereby convey and warrant to

**Kevin M. Coleman and Christina E. Coleman, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

**Lots 7 and 8, Block 18, FIRST ADDITION TO BONANZA, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$260,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 08 day of August, 2024.

Johnson Family Trust

By: Peggy E. Johnson  
Peggy E. Johnson, Trustee

State of Oregon } ss  
County of Klamath }

On this 8 day of August, 2024, before me, Emily Jean Coe a  
Notary Public in and for said state, personally appeared PEGGY E. JOHNSON, TRUSTEE OF THE  
JOHNSON FAMILY TRUST 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.

Emily Jean Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

