

2024-006997

Klamath County, Oregon



00332185202400069970020024

08/12/2024 03:29:53 PM

Fee: \$87.00

Returned at Counter

WARRANTY DEED -- STATUTORY FORM

Grantor: DEBORAH J. JOHNSON

Grantee: LARISSA MAE RIDENOUR

After recording return to:

**LARISSA MAE RIDENOUR
PO Box 531
Malin, OR 97632**

Address for tax statements:

**LARISSA MAE RIDENOUR
PO Box 531
Malin, OR 97632**

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

DEBORAH J. JOHNSON, Grantor, conveys and warrants to **LARISSA MAE RIDENOUR**, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

All of the Grantor's undivided interest in that property described as follows:

Lots 9 and 10 in Block 30, MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Tax Lot No. R-4112-015BC-06700-000.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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.

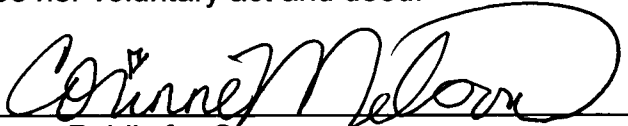
Dated this 29th day of May, 2024.


DEBORAH J. JOHNSON



STATE OF OREGON)
County of Benton) ss. May 29th, 2024.

Personally appeared the above-named **DEBORAH J. JOHNSON** and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon
My Commission expires: 09-06-2025