



2024-007745  
Klamath County, Oregon  
09/04/2024 02:10:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas Wang, Trustee of the Nicholas Wang  
Living Trust dated June 28, 2019  
4444 1/2 Mammoth Ave.  
Sherman Oaks, CA 91423

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

Nicholas Wang, Trustee of the Nicholas Wang  
Living Trust dated June 28, 2019  
4444 1/2 Mammoth Ave.  
Sherman Oaks, CA 91423

File No. 647788AM

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### STATUTORY WARRANTY DEED

**Bernadine Johnson,**

Grantor(s), hereby convey and warrant to

**Nicholas Wang, Trustee of the Nicholas Wang Living Trust dated June 28, 2019,**

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:

**Lot 4 in Block 54 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.  
2, according to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.**

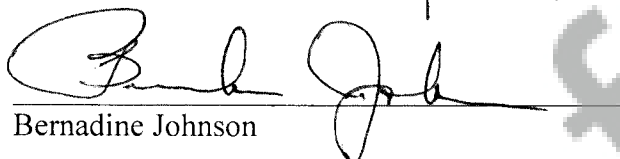
**The true and actual consideration for this conveyance is \$8,000.00.**

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 4 day of September, 2024

  
Bernadine Johnson

State of Oregon } ss  
County of Klamath }

On this 4 day of September, 2024, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared Bernadine 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 Falls  
Commission Expires: 10-30-2027

