## 2024-007824

Klamath County, Oregon

09/06/2024 12:57:02 PM

Fee: \$87.00



After recording return to: Johnson Family Trust 7107 Turner Court Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Johnson Family Trust 7107 Turner Court Klamath Falls, OR 97603

File No.: 7161-4188294 (SA) Date: July 25, 2024

STATUTO	<b>DRY</b>	WARR	ANTY	DEED

THIS SPACE RESERVED FOR

Roger J. Bailey and Doris L. Bailey, as tenants by the entirety, Grantor, conveys and warrants to Peggy Eunice Johnson, Trustee of the Johnson Family Trust, Dated 7/29/2022, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

The NE1/2 of Lot 44 and Lot 45, Block 1, Tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

## Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The 2024-2025 Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$197,500.00**. (Here comply with requirements of ORS 93.030)

APN: **568521** 

Statutory Warranty Deed - continued

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.

File No.: **7161-4188294 (SA)** 

Dated this 28 day of Quality	2024.
fry 1 Pour	Dob La Bealing
Roger J. Bailey	Doris L. Bailey

STATE OF Oregon )
)ss.
County of Klamath )

This instrument was acknowledged before me on this 28 day of 2024, 2024

by Roger J. Bailey and Doris L. Bailey.

OFFICIAL STAMP
SARAH FRANCES AMAYA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1032233
MY COMMISSION EXPIRES JANUARY 02, 2027