

Return To:

2024-008005

Klamath County, Oregon

09/13/2024 09:18:02 AM

Fee: \$87.00



After Recording Return to:

David G. Johnson Jr. and Gena M. Johnson

152385 Wagon Trail Rd.

La Pine, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE22347/643946AM

STATUTORY WARRANTY DEED

Robert H. Palmer and Karen M. Palmer, as tenants by the entirety,

herein called grantor, convey(s) and warrant(s) to

David G. Johnson Jr. and Gena M. Johnson, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

Lot 13 in Block 8, Plat No. 1090 Wagon Trail Acreages No. 1, Second Addition, according
to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

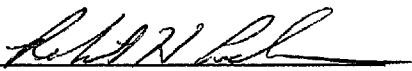
(Account 129024, Map and Taxlot 2309-001C0-04000)

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or
drainage; and except any real property taxes due but not yet payable; and will warrant and defend
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$529,900.00**.

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 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.

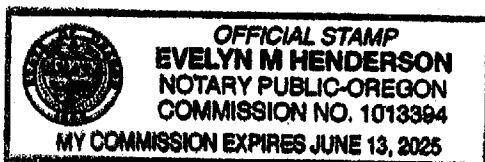
Dated: 9-10-24

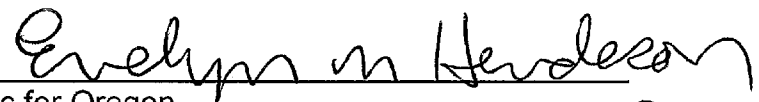
By: 
Robert H. Palmer

By: 
Karen M. Palmer

STATE OF OREGON, County of Deschutes) ss.

On September 10, 2024, personally appeared the above named **Robert H. Palmer and Karen M. Palmer** and acknowledged the foregoing instrument to be voluntary act and deed.



Before me: 
Notary Public for Oregon
My commission expires: ~~04/31/2025~~ 6-13-2025
ef