



After recording return to:
Marcus S. McDonald
5756 Leland Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Marcus S. McDonald
5756 Leland Drive
Klamath Falls, OR 97603

File No.: 7161-4194457 (RT)
Date: August 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Carl Johnson and Connie Jean Johnson, Trustees of the David Carl Johnson and Connie Jean Johnson Trust of 2018 dated October 15, 2018, Grantor, conveys and warrants to **Marcus S. McDonald, as to an undivided 33.4% interest and George M. McDonald, as to an undivided 33.3% interest and Nicolette Joy Olsen, as to an undivided 33.3% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$99,000.00**. (Here comply with requirements of ORS 93.030)

APN: **549525**

Statutory Warranty Deed
- continued

File No.: **7161-4194457 (RT)**

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 27 day of September, 2024.

David Carl Johnson and Connie Jean
Johnson, Trustees of the David Carl
Johnson and Connie Jean Johnson Trust of
2018 dated October 15, 2018

David Carl Johnson Trustee

David Carl Johnson, Trustee

Connie Jean Johnson Trustee

Connie Jean Johnson, Trustee

APN: **549525**

Statutory Warranty Deed
- continued

File No.: **7161-4194457 (RT)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **David Carl Johnson and Connie Jean Johnson, Trustees of the David Carl Johnson
and Connie Jean Johnson Trust of 2018 dated October 15, 2018.**

Notary Public for Oregon
My commission expires:

see attached CA certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

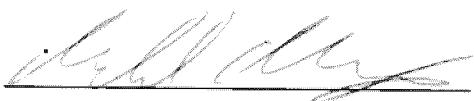
On September 27, 2024 before me, Michael Magpantay, Notary Public
(insert name and title of the officer)

personally appeared David Carl Johnson and Connie Jean Johnson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



APN: 549525

Statutory Warranty Deed
- continued

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EXHIBIT A

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

Lot 1, Block 2, SUBDIVISION OF BLOCKS 2B and 3 OF HOMEDALE, in the County of Klamath, State of Oregon, less that portion described as follows:

Beginning at a point on the Southwesterly right of way line of Leland Drive which point is North 52° 38' West 92.5 feet from the Northeast corner of said Lot 1, thence continuing North 52° 38' West 104.1 feet to the Northwest corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 7' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.