



2024-009988
Klamath County, Oregon
11/15/2024 01:14:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Grahm M. Johnson and Joy J. Adams

414 Donald St.

Klamath Falls, OR 97601

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

Grahm M. Johnson and Joy J. Adams

414 Donald St.

Klamath Falls, OR 97601

File No. 651441AM

STATUTORY WARRANTY DEED

James E. Davis, Trustee(s) or Successor Trustee(s) of The James Eldridge Davis Living Trust,

Grantor(s), hereby convey and warrant to

Grahm M. Johnson and Joy J. Adams, as Tenants by the Entirety,

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 48, West Park Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$260,000.00.

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 24 day of October, 2024.

The James Eldridge Davis Living Trust

By: Kacy June Davis

Kacy June Marie Davis, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 24 day of October, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kacy June Marie Davis known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the The James Eldridge Davis Living Trust, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MCook

Notary Public for the State of Oregon»

Residing at: Klamath Falls

Commission Expires: 3/7/26

