



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Teresa L. Shockey

4505 Thompson Ave.

Klamath Falls, OR 97603

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

Teresa L. Shockey

4505 Thompson Ave.

Klamath Falls, OR 97603

File No. 661949AM

STATUTORY WARRANTY DEED

Wesley D. Johnson and Diane Johnson, Trustees of the Johnson Family Trust,

Grantor(s), hereby convey and warrant to

Teresa L. Shockey,

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:

Lots 38 and 39 in Block 10 of ST. FRANCIS PARK, 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 \$150,000.00.

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: December 19, 2024

Johnson Family Trust

By: Wesley D. Johnson Trustee

Wesley D. Johnson, Trustee

By: Diane Johnson Trustee

Diane Johnson, Trustee

State of Florida } ss.

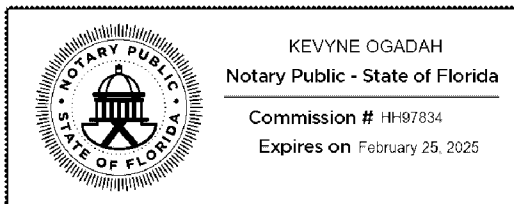
County of Miami Dade }

On this 27th day of December, 2024, before me,

Keyvne Ogadah a Notary Public in and for said state, personally appeared Wesley D. Johnson and Diane Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Johnson Family Trust, and acknowledged to me that he/she/they executed the same as 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.

Keyvne Ogadah Keyvne Ogadah
Notary Public for the State of Florida »
Residing at: Miami Dade
Commission Expires: 02/25/2025



Acknowledged by Mr. Wesley D. Johnson on 12/27/2024 who provided a State of Nevada Driver's License. Notarized online by Keyvne Ogadah residing in the STATE OF FLORIDA; COUNTY OF MIAMI DADE. Commission # HH 97834. Commission expires: 2/25/2025.

Acknowledged by Mrs. Diane Johnson on 12/27/2024 who provided a State of Nevada Driver's License. Notarized online by Keyvne Ogadah residing in the STATE OF FLORIDA; COUNTY OF MIAMI DADE. Commission # HH 97834. Commission expires: 2/25/2025.

Notarized remotely online using communication technology via Proof.