Klamath County, Oregon

02/10/2025 03:20:02 PM

Fee: \$82.00

RECORDING REQUESTED BY AFTER RECORDING MAIL TO

High Country Law, LLC 549 SW Mill View Way # 208 Bend, OR 97702

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Curtis J. Johnson, Trustee 21351 Pecoraro Loop Bend, OR 97701

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CURTIS J. JOHNSON, a widowed man, Grantor, conveys and warrants to CURTIS J. JOHNSON, Trustee of the Curtis J. Johnson Trust, executed on February 6, 2025, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath. State of Oregon:

Lot 6, Block 4, Tract 1039, YONNA WOODS UNIT NO. 2.

(Commonly known as: Klamath Falls Lot

Map / Tax Lot: 3711-029D0-02100 Account No: 399232)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, IF ANY.

"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."

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: February 6, 2025

Curtis L. Johnson, Grantor

State of Oregon

)) ss.

County of Deschutes

Personally appeared on the date of February 6, 2025, before me, the above-named and identified CURTIS J. JOHNSON, and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL STAMP
COLUMBINE QUILLEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1035246
MY COMMISSION EXPIRES MARCH 27, 2027

Notary Public - State of Oregon

My Commission Expires: