



THIS SPACE RESERVED FOR RECORDER'S USE

Justin Dean Johnson

3415 Cross RD

Klamath Falls OR 97603

Grantor's Name and Address

Justin Dean Johnson and Diana Johnson

3415 Cross Rd.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Justin Dean Johnson and Diana Johnson

3415 Cross Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Justin Dean Johnson and Diana Johnson

3415 Cross Rd.

Klamath Falls, OR 97603

File No. 666760AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Justin Dean Johnson

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Justin Dean Johnson and Diana Johnson, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

A tract of land situated in the SW1/4 of the SE1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning from the corner of Sections 3, 4, 9, and 10 in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, this being the pin South of Monument #3 as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89°50'30" East a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89°50'30" East a distance of 1296.6 feet to a point; thence North 0°11'30" West a distance of 30 feet to the true point of beginning of this description; thence North 0°11'30" West a distance of 334 feet to a point; thence North 89°50'30" East a distance of 186.0 feet more or less to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along West boundary of said E-5-2 Lateral as now constructed on the ground, to a point that is North 89°50'30" East 78.0 feet, more or less, from the true point of beginning; thence South 89°50'30" West a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM, any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.

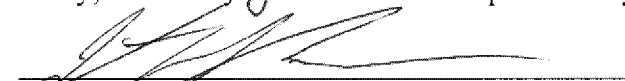
The true consideration for this conveyance is \$to convey title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

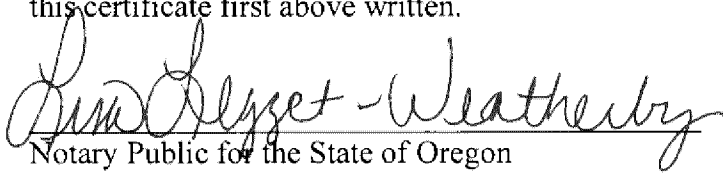
In Witness Whereof, the grantor has executed this instrument this 11 day of February, 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Justin Dean Johnson

State of Oregon } ss
County of Klamath }

On this 11 day of February, 2025, before me, Lisa Legget-Weatherby
a Notary Public in and for said state, personally appeared Justin Dean Johnson, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he she/they executed same.

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


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

