

2025-001494

Klamath County, Oregon

03/03/2025 11:01:01 AM

Fee: \$87.00

ACCOMMODATION

GRANTOR'S NAME:

Ryan and Ellen Johnson

GRANTEE'S NAME:

Ryan Johnson, Ellen C. Johnson,
Adrian P. Tayne, Robyn C. Leonard

AFTER RECORDING RETURN TO:

Ryan Johnson
1161 SE Grandview
Grants Pass, OR 97527

SEND TAX STATEMENTS TO:

Ryan Johnson
1161 SE Grandview
Grants Pass, OR 97527

TICOR TITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Ryan Johnson and Ellen Johnson, as tenants by the entirety, Grantor, conveys to Ryan Johnson and Ellen C. Johnson, husband and wife as to an undivided 50% interest and Adrian P. Tayne and Robyn C. Leonard, husband and wife as to an undivided 50% interest, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

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

The South 100 feet of the North 110 feet of Lot 4, and the South 40 feet of the North 50 feet of Lot 3, all in Block 3 of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance Zero Dollars and No/100 Dollars (\$0.00). (See ORS 93.030).

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

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 2/26/2025

[Signature]
Ryan Johnson

[Signature]
Ellen Johnson

State of Oregon
County of Josephine

This instrument was acknowledged before me on February 26, 2025 by Ryan Johnson and Ellen Johnson

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/24/2026

