

Returned at Counter

2025-006567  
Klamath County, Oregon



07/29/2025 02:06:13 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Peter A. Johns and Roberta D. Johns  
4522 El Cerrito Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Peter Andrew Johns and Roberta Deanne Johns,  
Trustees of the Johns Family Revocable Living  
Trust, uad July 29, 2025  
4522 El Cerrito Way  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Peter Andrew Johns and  
Roberta Deanne Johns, Trustees  
4522 El Cerrito Way  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**PETER A. JOHNS and ROBERTA D. JOHNS, Husband and Wife**, hereinafter referred to as grantor, conveys to **PETER ANDREW JOHNS and ROBERTA DEANNE JOHNS, TRUSTEES OF THE JOHNS FAMILY REVOCABLE LIVING TRUST, UAD July 29, 2025**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 2, SUNSET EAST in Klamath County, Oregon.

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the plat of Sunset East.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976, in M-76 at page 14336.

(Property ID No.: 566774  
Map Tax Lot No: 3909-012DC-01900)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes

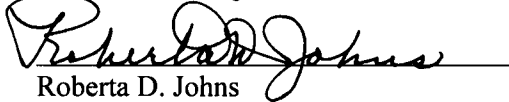
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of July, 2025.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



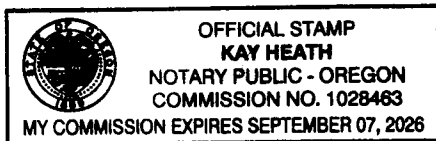
Peter A. Johns

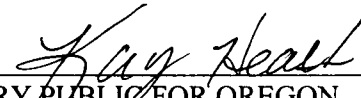


Roberta D. Johns

STATE OF OREGON, County of Klamath ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of July, 2025, by Peter A. Johns and Roberta D. Johns.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-2026