

2026-000325
Klamath County, Oregon
01/12/2026 03:07:01 PM
Fee: \$97.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thad N. B. Johnson and Sherill R. Johnson
P.O. Box 451
Malin, OR 97632

Until a change is requested all tax statements shall be

sent to the following address:

Thad N. B. Johnson and Sherill R. Johnson
P.O. Box 451
Malin, OR 97632

File No. 1045807

STATUTORY WARRANTY DEED

Edwin J. Stastny Jr., as Successor Trustee of the Linda Stastny Trust dated November 14, 2014, and Her Successors in Trust, Grantor(s), hereby convey and warrant to

Thad N. B. Johnson and Sherill R. Johnson with right of survivorship,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$500,000.00.

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:

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: 1-8-26

Linda Stastny Trust

By: Edwin J. Stastny Jr.
Edwin J. Stastny Jr., Successor Trustee

State of Oregon) ss.
County of Klamath }

On this 8th day of January, 2026, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Edwin J. Stastny, Jr., known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Linda Stastny Trust and acknowledged 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/8/2029



EXHIBIT "A"

1045807

PARCEL 1:

A parcel of land situate in Section 18, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Government Lot 3, more particularly described as follows:

Commencing at the Northwest corner of Government Lot 3, Section 18, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon; thence 300 feet East along the North line of said Lot 3 to the true point of beginning; thence South 1000 feet to a point; thence East 700 feet parallel to the North line of said Lot 3 to a point; thence North 1000 feet to a point on the North line of said Lot 3; thence 700 feet West along the North line of said Lot 3 to the true point of beginning.

PARCEL 2:

The following appurtenant easement is described in document recorded September 8, 1966 in Volume M66-08992, Microfilm Records of Klamath County, Oregon, being a portion of the SW1/4 of Section 18, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

A strip of land 20 feet in width, the centerline of which is described as follows:

Commencing in the Northwest corner of Government Lot 3 in Section 18, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon, thence 390 feet East along the North line of said Lot 3 to a point; thence South 1000 feet to the true point of beginning; thence $11^{\circ} 15'$ West of South 454 feet to a point; thence 56° West of South 363 feet to a point on the County Road on the West side of Lot 4, Section 18, Township 41 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.