



THIS SPACE RESERVED FOR RECORDER'S USE

2026-005196
Klamath County, Oregon
06/12/2026 08:35:01 AM
Fee: \$92.00

After recording return to:
Juan Limon and Isabel Mendoza
6625 Chapparel St.
Central Point, OR 97502

Until a change is requested all tax statements shall be

sent to the following address:
Juan Limon and Isabel Mendoza
6625 Chapparel St.
Central Point, OR 97502
File No. 1086330

STATUTORY WARRANTY DEED

Grace Adalyne Johnston and Michael Ray Johnston, as tenants by the entirety, Grantor(s), hereby convey and warrant to

Juan Limon and Isabel Mendoza, as tenants by the entirety ,

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:

**An area of land in the Southeast 1/4 of Section 10, Township 39 South, Range 09 East, Willamette Meridian, Klamath County, Oregon. Also lying within Lot 16, Block 1, Plat of Second Addition to Altamont Acres and being more particularly described as follows:
The East 58.95 feet of the West one half of Lot 16, Block 1, Plat of Second Addition to Altamont Acres.**

The true and actual consideration for this conveyance is \$20,000.00.

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:

Real property taxes due, if any, but not yet payable

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: 6-10-20

[Redacted Signature]

Grace Adalyne Johnston

[Redacted Signature]

Michael Ray Johnston

State of Oregon

County of Washington

On this 10 day of June, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared **Grace Adalyne Johnston and Michael Ray Johnston**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

[Redacted Signature]

Notary Public for the State of Oregon

Residing at: Beaverton, OR

Commission Expires: 12/28/2026

