

2023-003864

Klamath County, Oregon

05/22/2023 10:01:01 AM

Fee: \$87.00



After recording return to:  
Mary Ellen Johnson and William  
Thomas Johnson  
34423 Castle Drive  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mary Ellen Johnson and William  
Thomas Johnson  
34423 Castle Drive  
Chiloquin, OR 97624

File No.: 7161-4062554 (SA)

Date: May 05, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Benjamin Mark Habig and Thea Kylen Grieb, not as tenants in common but with rights of survivorship**, Grantor, conveys and warrants to **Mary Ellen Johnson and William Thomas Johnson, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**LOT 13, PINE MEADOW VILLAGE, PHASE 2, TRACT #1502, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$405,000.00**. (Here comply with requirements of 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 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 this 18 day of May, 2023.

Benjamin Habig  
Benjamin Habig

Thea Grieb  
Thea Grieb

STATE OF Alaska )  
~~Oregon~~ ) ss.  
County of Chugach )  
~~Klamath~~

This instrument was acknowledged before me on this 18<sup>th</sup> day of May, 2023  
by **Benjamin Habig and Thea Grieb.**

Nayelin E. Sosa

Alaska  
Notary Public for Oregon ) ss.  
My commission expires: 2/22/24

