

2023-010689

Klamath County, Oregon

12/14/2023 09:33:01 AM

Fee: \$87.00

Return To:



After Recording Return to:

Denise Johnson

6624 SW Ferrett Road

Terrebonne, OR 97760

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE20757

014422AM

STATUTORY WARRANTY DEED

Bibbee Real Estate LLC, a Florida Limited Liability Company

herein called grantor, convey(s) and warrant(s) to

Denise Johnson,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 134, Block 1, TRACK 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Account 142740, Map and Taxlot 2310-036D0-06600)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$59,700.00**.

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, AND 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: 12/12/2023

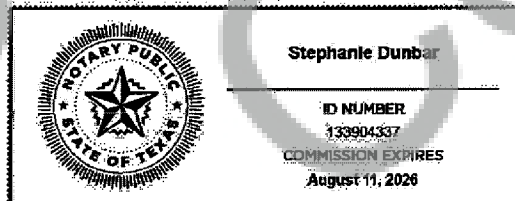
Bibbee Real Estate LLC

By: Jesse Bibbee
Jesse Bibbee, Member

STATE OF Texas, County of Bowie) ss.

On December 12, 2023, personally appeared the above named Jesse Bibbee member of **Bibbee Real Estate LLC** and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Stephanie Dunbar
Notary Public for Texas
My commission expires: 08/11/2026



Notarized online using audio-video communication