



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Ellen Johnson and Ryan Johnson
1161 Southeast Grandview Avenue
Grants Pass, OR 97527

Until a change is requested all tax
statements shall be sent to the
following address:
Ellen Johnson and Ryan Johnson
1161 Southeast Grandview Avenue
Grants Pass, OR 97527

File No.: 7161-4317265 (SA)
Date: October 08, 2025

STATUTORY WARRANTY DEED

Glenn L. Hobbs and Karen D. Hobbs, Trustees of the Glenn L. Hobbs and Karen D. Hobbs Revocable Living Trust Agreement dated March 26, 2020, Grantor, conveys and warrants to **Ryan Johnson and Ellen 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:

Lots 31 and 32, First Addition To Sportsman Park, being a resubdivision of a portion of Tract "A", vacated portion of Honker Lane and Lot 18 of Sportsman Park, 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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

APN: **311674**

Statutory Warranty Deed
- continued

File No.: **7161-4317265 (SA)**

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 21 day of October, 2025.

Glen L. Hobbs and Karen D. Hobbs,
Trustees of the Glen L. Hobbs and Karen D.
Hobbs Revocable Living Trust Agreement
dated March 26

Glenn L. Hobbs
Glenn L. Hobbs, Trustee

Karen D. Hobbs
Karen D. Hobbs, Trustee

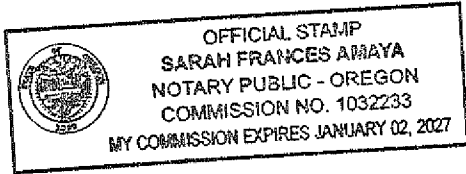
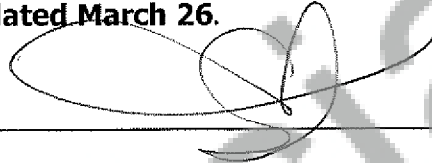
APN: **311674**

Statutory Warranty Deed
- continued

File No.: **7161-4317265 (SA)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of October, 2025
by Glen L. Hobbs and Karen D. Hobbs, Trustees of the **Glen L. Hobbs and Karen D. Hobbs
Revocable Living Trust Agreement dated March 26.**



Notary Public for Oregon
My commission expires: 1/2/2027

Unofficial Copy