

2016-009903

Klamath County, Oregon



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09/19/2016 01:28:08 PM

Fee: \$42.00

Grantor's name and address:

Robert E. Benner
4016 Jana Way
Klamath Falls, Oregon 97603

Send Tax Statements:

Continue at above address

**After recording return to
person recording or:**

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

Returned at Counter

BARGAIN & SALE DEED

Robert E. Benner, Grantor, grant, bargain and sale to Robert E. Benner, Trustee of Robert E. Benner Trust dated the 15th day of September, 2016, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located at or about 4016 Jana Way, Klamath Falls, Oregon
97603 described as
Lot 3 in Block 2 of TRACT NO. 1067, THE HIGHLANDS,
according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration, and this transfer is made as part of my estate planning by transferring to myself as Trustee of my Trust.

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 15th day of September, 2016.

X

Robert E. Benner

STATE OF OREGON]

] ss.

County of Klamath]

Personally appeared before me this 15th day of September, 2016, the above named Robert E. Benner, and acknowledged the foregoing instrument to be his voluntary act and deed.

micajah E.L. Caldwell

Notary Public for Oregon

My Commission expires: 3-13-20