



2016-011383

Klamath County, Oregon

10/25/2016 03:01:00 PM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Derek Randall

5336 Eastwood Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Derek Randall

5336 Eastwood Drive

Klamath Falls, OR 97603

File No. 126821AM

STATUTORY WARRANTY DEED

Dorris Benner, Susan Musser, Steve Benner and Brian Benner each as to an undivided 25% interest as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Derek Randall ,

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:

Lot 3 in Block 9 of Tract 1064 - FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$157,000.00.**

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:

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 24th day of October, 2016

Doris Benner
Doris Benner

Steve Benner
Steve Benner

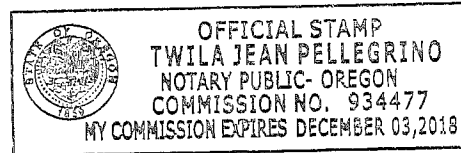
Brian Benner, by Susan Musser,
Brian Benner, by Susan Musser, his Attorney in Fact his
Attorney in fact

Susan Musser
Susan Musser

State of Oregon } ss
County of Klamath }

On this 24th day of October, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Doris Benner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



State of _____ } ss
County of _____ }

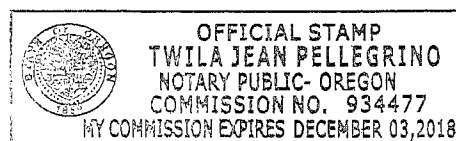
On this _____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Steve Benner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this 24th day of October, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Susan Musser, Individually and as Attorney in Fact for Brian Benner that he/she/they executed 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



Dated this _____ day of _____, _____.

Doris Benner

Steve Benner
Steve Benner

Brian Benner, by Susan Musser, his Attorney in Fact

Susan Musser

State of _____ } ss
County of _____ }

On this _____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Doris Benner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

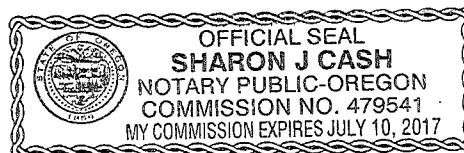
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of OREGON } ss
County of JACKSON }

On this 24 day of October, 2016, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Steve Benner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Sharon J Cash
Notary Public for the State of OREGON
Residing at: MEDFORD
Commission Expires: 7-10-17



State of _____ } ss
County of _____ }

On this _____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Susan Musser, Individually and as Attorney in Fact for Brian Benner that he/she/they executed 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____