



2017-000487

Klamath County, Oregon

01/18/2017 10:24:00 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Del Rio Properties LLC

2050 Melrose St

Klamath Falls, OR 97601

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

Del Rio Properties LLC

2050 Melrose St

Klamath Falls, OR 97601

File No. 148591AM

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### STATUTORY WARRANTY DEED

**Terry Bennett and Vanessa Bennett, not as tenants in common but with right of survivorship ,**

Grantor(s), hereby convey and warrant to

**Del Rio Properties LLC , an Oregon Limited Liability Company**

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:

**That part of Lot 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:**

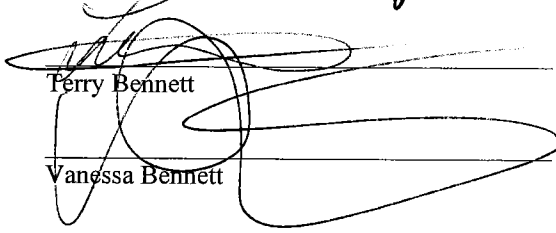
**Beginning at the Southwesterly corner of Lot 4 in said Block 44; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street, a distance of 48.7 feet to the point of beginning; thence Northeasterly parallel to the Westerly line of Lot 4 a distance of 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Southwesterly along the Westerly line of high Street, said line also being the Easterly boundary line of Lot 4, to the Southeasterly corner of Lot 4; thence Westerly along the South line of Lot 4 and the North line of 9th Street, 71.3 feet, more or less, to the place of beginning.**

The true and actual consideration for this conveyance is **\$85,000.00**.

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.

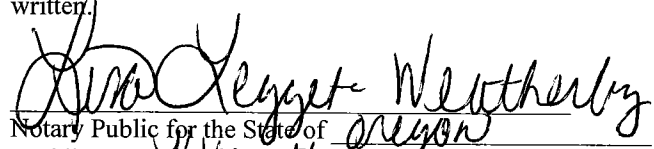
Dated this 17 day of January, 2017.

  
Terry Bennett

Vanessa Bennett

State of Oregon } ss  
County of Clatsop }

On this 17 day of January, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Terry Bennett and Vanessa Bennett, 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 Oregon  
Residing at: Clatsop  
Commission Expires: 10/19/19

