

2018-002103

Klamath County, Oregon

THIS SPACE



00217831201800021030040046

02/23/2018 01:02:40 PM

Fee: \$57.00

Leo D. Bennett and Barbara J. Bennett

Grantor's Name and Address

Richard R. Rodgers and Charlotte D. Rodgers

Grantee's Name and Address

After recording return to:

Richard R. Rodgers and Charlotte D. Rodgers

9030 Shady Pine Rd.

Klamath Falls, OR 97601

Returned at Counter

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

Same as above

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Leo D. Bennett and Barbara J. Bennett, Trustees of The Leo and Barbara Bennett Revocable Living Trust  
dated October 21, 2005,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

**Richard R. Rodgers and Charlotte D. Rodgers, as Tenants by the Entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with  
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the  
County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL  
DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 1.00 and other valuable consideration.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part  
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 16<sup>th</sup> day of February, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Leo and Barbara Bennett Revocable Living Trust

By: Leo D. Bennett  
Leo D. Bennett, Trustee

By: Barbara J. Bennett  
Barbara J. Bennett, Trustee

State of Ore } ss  
County of Lein }

On this 16<sup>th</sup> day of Feb, 2018, before me, Lola Jean Stephens a Notary Public in and for said state, personally appeared Leo D. Bennett and Barbara J. Bennett, Trustees of The Leo and Barbara Bennett Revocable Living Trust, 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.

Lola Jean Stephens  
Notary Public for the State of Oregon  
Residing at: Sweet Home  
Commission Expires: 4/26/21



After Recording Return To:  
John R. Wittwer  
P.O. Box 447  
Sweet Home, OR 97386-0447

**M05-67571**

Klamath County, Oregon  
10/27/2005 08:49:36 AM  
Pages 1 Fee: \$26.00

Send Tax Statements To:  
There will be no change  
in the address to which tax  
statements are to be sent

**Consideration Statement:** There is no monetary consideration for this transfer, it being made to fund the below-described revocable living trust.

### WARRANTY DEED

GRANTORS: Leo D. Bennett and Barbara J. Bennett, husband and wife,

convey and warrant to

GRANTEES: Leo D. Bennett and Barbara J. Bennett, Trustees of the Leo and Barbara Bennett Revocable Living Trust dated October 21, 2005

the following described real property free of encumbrances except as specifically set forth herein:

[Klamath County properties, Account #R735663, R774013, R774004 and R378399]

The following described property situated in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: A Portion of the East 1/2 SE 1/4 being more particularly described as follows: Beginning at the Northwest corner of the East 1/2 SE 1/4; thence South along the West line of the East 1/2 SE 1/4 1352.7 feet to an existing fence line, said point being the true point of beginning of this description, thence East along said fence line to the East line of the E 1/2 SE 1/4, thence South along said East line of the E 1/2 SE 1/4 to the Southeast corner of the E 1/2 SE 1/4, thence West along the South line of the E 1/2 SE 1/4 to the Southwest corner of the E 1/2 SE 1/4, thence North along the West line of the E 1/2 SE 1/4 to the point of beginning.

Section 8: The SW 1/4 SW 1/4, EXCEPTING THEREFROM that portion described as follows: Beginning at the Northwest corner of the SW 1/4 SW 1/4; thence South along the West line of the SW 1/4 SW 1/4 32.7 feet to an existing fence line, thence East along said fence line 14.8 feet, thence diagonally Northwesterly to the point of beginning.

Section 17: The NW 1/4 NW 1/4

Section 18: The N1/2 NE 1/4

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: October 21, 2005

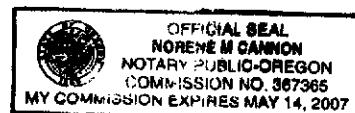
Leo D. Bennett  
Leo D. Bennett

Barbara J. Bennett  
Barbara J. Bennett

STATE OF OREGON )  
County of Linn ) ss.

On October 21, 2005, the above-named Leo D. Bennett and Barbara J. Bennett acknowledged the foregoing instrument before me.

Norene M. Cannon  
Notary Public for Oregon  
My Commission Expires: 5-14-07



11/2/05

## EXHIBIT "A"

The following described property situated in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: A Portion of the East 1/2 SE 1/4 being more particularly described as follows: Beginning at the Northwest corner of the East 1/2 SE 1/4; thence South along the West line of the East 1/2 SE 1/4 1352.7 feet to an existing fence line, said point being the true point of beginning of this description, thence East along said fence line to the East line of the E 1/2 SE 1/4, thence South along said East line of the E 1/2 SE 1/4 to the Southeast corner of the E 1/2 SE 1/4, thence West along the South line of the E 1/2 SE 1/4 to the Southwest corner of the E 1/2 SE 1/4, thence North along the West line of the E 1/2 SE 1/4 to the point of beginning.

Section 8: The SW 1/4 SW 1/4, EXCEPTING THEREFROM that portion described as follows: Beginning at the Northwest corner of the SW 1/4 SW 1/4; thence South along the West line of the SW 1/4 SW 1/4 32.7 feet to an existing fence line, thence East along said fence line 14.8 feet, thence diagonally Northwesterly to the point of beginning.

Section 17: The NW 1/4 NW 1/4

Section 18: The N1/2 NE 1/4