

MTC 225999AM



2018-005445
Klamath County, Oregon
05/01/2018 02:13:01 PM
Fee: \$42.00

TITLE NO. 225999AM
ESCROW NO. EU18-0662
TAX ACCT. NO. R145925
MAP/TAX LOT NO. r-2407-007B0-09500-000

GRANTOR

JKC BEND SONIC1, LLC

GRANTEE

DREW P. BENSON and MEGAN M. BENSON
1133 NW LEXINGTON AVENUE
BEND, OR 97703

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

JKC BEND SONIC1, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

DREW P. BENSON and MEGAN M. BENSON, Grantee,

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

Lot 7 in Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$260,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

Dated this 30th day of April, 2018.

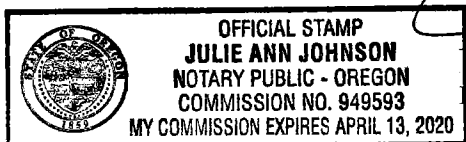
JKC BEND SONIC1, LLC

By: 
JOHN P. KIEFER, II, Manager

By: 
CORINNE R. KIEFER, Manager

State of Oregon
County of Lane

This instrument was acknowledged before me on April, 30, 2018 by JKC BEND SONIC1, LLC by JOHN P. KIEFER, II and CORINNE R. KIEFER, Managers, as their voluntary act and deed.



(Notary Public for Oregon)
My commission expires 4-13-2020

WRD-EX

42447