



2018-005562
Klamath County, Oregon
 05/04/2018 10:01:01 AM
 Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:
 Teresa Bennett
 630 N 5th St
 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
 Teresa Bennett
 630 N 5th St
 Klamath Falls, OR 97601
 File No. 231947AM

STATUTORY WARRANTY DEED

John Glogowski, Trustee of the John Glogowski Living Trust

Grantor(s), hereby convey and warrant to

Teresa Bennett,

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:

A portion of Lots 9 and 10 in Block 3, SIXTH STREET ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 9, Block 3, Sixth Street Addition to Klamath Falls, Oregon; thence East 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is, also, the Northeasterly line of Pershing Way in said addition; thence Northwesterly along said Northeasterly line of Pershing Way, a distance of 60.43 feet to the East line of Key Street in said addition; thence North 21.7 feet to the point of beginning.

Together with that portion of Key Street which inured thereto by Order of Vacation recorded September 6, 2006 in 2006-017912, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$40,000.00.

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 1 day of May, 2018

John Glogowski Living Trust

John Glogowski
John Glogowski, Trustee

State of Oregon } ss
County of Klamath }

On this 1 day of May 2018, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared John Glogowski, *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. * Trustee of the John Glogowski Living Trust jm

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

