

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Bradford M. Chaney and Julie E.
Chaney
3619 SW 22nd Court
Gresham, OR 97080

Until a change is requested all tax
statements shall be sent to the
following address:
Bradford M. Chaney and Julie E.
Chaney
3619 SW 22nd Court
Gresham, OR 97080

227175 AM
File No.: 7061-3029820 (SJN)
Date: March 21, 2018

2018-012940

Klamath County, Oregon

10/23/2018 12:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Bruce L. Benson and Sheryll L. Benson as tenants by the entirety, Grantor, conveys and warrants to **Bradford M. Chaney and Julie E. Chaney as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1, Partion Plat No. 57-95, located in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$79,000.00**. (Here comply with requirements of ORS 93.030)

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.

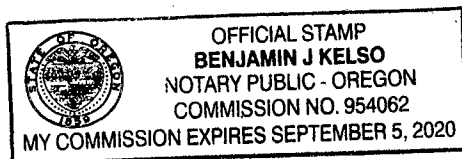
Dated this 22nd day of October, 2018.

Bruce L. Benson
Bruce L. Benson

Sheryll L. Benson
Sheryll L. Benson

STATE OF Oregon)
County of Deschutes) ss.
~~Klamath~~

This instrument was acknowledged before me on this 22 day of Oct, 2018
by **Bruce L. Benson and Sheryll L. Benson.**



[Signature]
Notary Public for Oregon
My commission expires: Sept 5, 2020