



THIS SPACE RESERVED FOR

2019-000982

Klamath County, Oregon

02/01/2019 01:55:01 PM

Fee: \$87.00

After recording return to:

Bentley Family Trust

32505 Modoc Point Rd.

Chiloquin OR 97624

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

No Change

File No. 267992AM

STATUTORY WARRANTY DEED

Marcia A. Magness, individually and as the surviving Heir of George A. Pondella, Sr. and George A. Pondella Jr.

Grantor(s), hereby convey and warrant to

Tom Bentley and Jacqueline Bentley, Trustees under the Bentley Family Trust dated April 20, 2010 and any amendments thereto,

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:

Parcel 1

That portion of Government Lot 1 lying South of State Highway No. 422 in Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

Government Lots 7, 13, 14, 21 and that portion of Lot 6 lying South of State Highway No. 422 in Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$ missed parcel on fulfillment deed

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:

BT

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 14 day of Jan 2019

The Estate of George A. Pondella, Sr.

By Marcia A. Magness
Marcia A. Magness, Affiant

The Estate of George A. Pondella, Jr.

By Marcia A. Magness
Marcia A. Magness, Heir
Marcia A. Magness
Marcia A. Magness, Individually

State of Oregon } ss
County of Klamath }

On this 14 day of January, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Marcia A. Magness 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

