

2019-001724

Klamath County, Oregon

WARRANTY DEED

Teresa Bennett, Trustee
Grantors

Teresa Bennett, Trustee
125 N. 9th
Klamath Falls, OR 97601
Grantees

After recording return to: Grantee
Until a change is requested, all tax statements
shall be sent to the following address: SAME



00236116201900017240010014

02/25/2019 03:36:28 PM

Fee: \$82.00

KNOW ALL MEN BY THESE PRESENTS, that TERESA BENNETT, Trustee of the Dennis J. Bennett Revocable Trust, hereinafter called Grantor for the consideration hereinafter stated, do hereby convey and warrant to TERESA BENNETT, Trustee, Trustee of the Teresa Bennett Revocable Trust, dated August 9, 2007, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property located 125 N. 9th, Klamath Falls, Klamath County, Oregon, to-wit:

A Portion of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, More particularly described as follows:

Beginning at the intersection of the Westerly line of Tenth Street and the Southerly line of Pine Street; thence Southwesterly along the Westerly line of Tenth Street 125.3 feet; thence Southwesterly parallel with Pine Street 96.92 feet to the Easterly line of Ninth Street; thence Northwesterly along the Easterly line of Ninth Street 129.04 feet, more or less, to the Southerly line of Pine Street; thence Northeasterly along the Southerly line of Pine Street, 127.5 feet, more or less to the point of beginning.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

and will warrant and defend the same against all persons who may lawfully claim the same,

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

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 25th of February 2019.

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.

Teresa Bennett, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Teresa Bennett, Trustee and acknowledged the foregoing instrument to be her voluntary act and deed this 25th day of February, 2019.



Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 10/12/19