

2019-001726

Klamath County, Oregon



00236118201900017260020024

02/25/2019 03:37:24 PM

Fee: \$87.00

**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

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 in Klamath County, Oregon, to-wit:

**Parcel 1:** A Tract of land situated in Government lot 6 in the NE 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of the Chiloquin Klamath Agency County Road described by two consecutive courses from the Northwest corner of the said Government lot 6 as follows: East 115 feet and South 47 degrees 4' East 382.25 feet; thence South 47 degrees 4' East along said Southerly line of the County Road 50.15 feet; thence South 47 degrees 21' West 207.1 feet; thence Northwesterly at right angles 50 feet; thence Northeasterly at right angles, 203.1 feet to the point of beginning, containing 24/100 of an acre of land known as Tract 149, unrecorded plat of Spinks Subdivision as shown on Survey 1142 on file in the Klamath County Surveyors office.

**Parcel 2:** A Tract of land situated in Government lot 6 and 8 in the NE 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located by two courses, namely North 59 degrees 30' West, 116.3 feet and South 47 degrees 21' West, 303 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Sconchin Street in the Townsite of West Chiloquin, Oregon; thence South 47 degrees 21' West along the Westerly line of a street 50 feet wide to be known as Charley Avenue, 50 feet; thence Northwesterly at right angles 200 feet more or less to the Easterly line of the County Road; thence Northeasterly along the said County Road, 50 feet; thence Southeasterly at right angles 200 feet, more or less to the point of beginning, containing 23/100 of an acre of land known as Tract 101, unrecorded plat of Spinks Subdivision as shown on Survey 1142 on file in the Klamath County Surveyors office.

**Parcel 3:** A Tract of land situated in Government lot 6 and 8 in the NE 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located by two courses, namely North 59 degrees 30' West, 116.3 feet and South 47 degrees 21' West, 353 feet in consecutive order from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Sconchin Street in the Townsite of West Chiloquin, Oregon; thence South 47 degrees 21' West along the Westerly line of a street 50 feet wide to be known as Charley Avenue, 50 feet; thence Northwesterly at right angles 200 feet, more or less to the Easterly line of the County Road; thence Northeasterly along the said County Road, 50 feet; thence Southeasterly at right angles 200 feet, more or less to the point of beginning, containing 23/100 of an acre of land known as Tract 102, unrecorded plat of Spinks Subdivision as shown on Survey 1142 on file in the Klamath County Surveyors office.

Scott MacArthur  
Returned at Counter

This property is free from liens and encumbrances EXCEPT 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.


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.

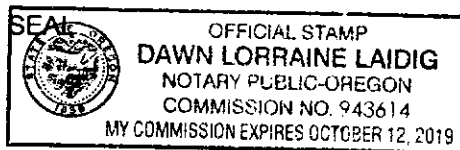
Dated this 25<sup>th</sup> of February 2019.

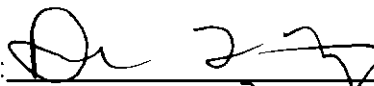
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

  
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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 25<sup>th</sup> day of February, 2019.



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