

2019-001728

Klamath County, Oregon



00236120201900017280020026

02/25/2019 03:38:24 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 Falls, Klamath County, Oregon, to-wit:

Parcel 1: The Southwesterly 35.2 feet of Lot 2, Block 41, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax 3809-032BA-11700-000

Parcel 2: Lots 8 and 9, Block 29, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax 3809-032BA-06800-000

Parcel 3: Lot 1, Block 36, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County Klamath, State of Oregon.

Map/Tax 3809-032BA-05800-000

Parcel 4: Lot 2, Block 36, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County Klamath, State of Oregon.

Map/Tax 3809-032BA-05900-000

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 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

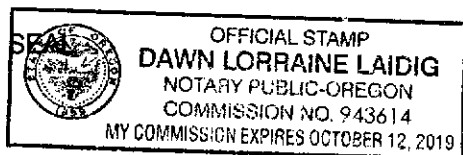
Scott MacArthur
Returned at Counter

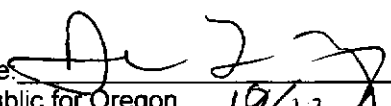
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, 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: 
Notary Public for Oregon
My Commission Expires: 10/12/19