

FIRST AMERICAN 3270592-SS



After recording return to:  
Patrick Bennett  
429 Jefferson Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Patrick Bennett  
429 Jefferson Street  
Klamath Falls, OR 97601

File No.: 7072-3270592 (AM)  
Date: June 29, 2019

THIS SPACE RESERVED FOR RECORD

2019-009131

Klamath County, Oregon

08/12/2019 02:22:00 PM

Fee: \$92.00

### STATUTORY WARRANTY DEED

**Zinn P. Bennett**, Grantor, conveys and warrants to **Patrick Bennett an unmarried man**, 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:

**See attached Exhibit A**

**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.
2. The **2019-2020** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

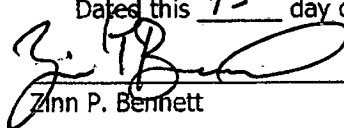
APN:

Statutory Warranty Deed  
- continued

File No.: 7072-3270592 (AM)

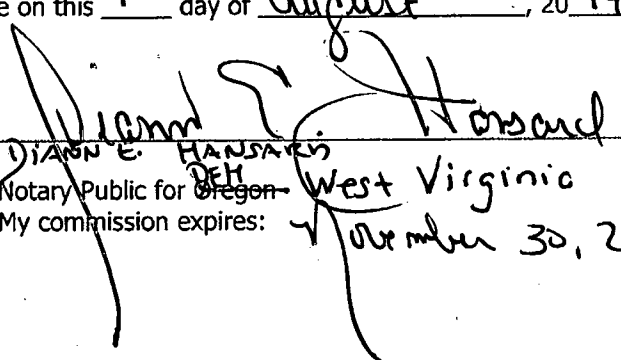
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

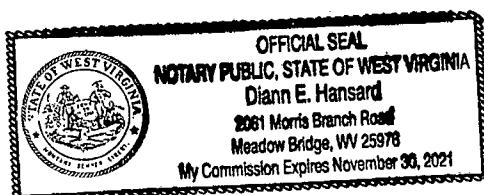
Dated this 7<sup>th</sup> day of August, 2019.

  
Zinn P. Bennett

STATE OF ~~Oregon~~ <sup>DEH West Virginia</sup> )  
County of ~~Klamath~~ <sup>DEH Nicholas</sup> ) ss.

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2019  
by **Zinn P. Bennett.**

  
DIANN E. HANSARD  
Notary Public for ~~Oregon~~ <sup>DEH West Virginia</sup>  
My commission expires: November 30, 2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 9 in Block 42 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.