

2019-009131

Klamath County, Oregon

08/12/2019 02:22:00 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORD

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

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)

FIRST AMERICAN 3270592-SS

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 7th day of August, 2019.

Zinn P. Bennett
Zinn P. Bennett

STATE OF DEH Oregon West Virginia)
County of DEH Klamath Nicholas) ss.

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

Diann E. Hansard
Diann E. Hansard
Notary Public for DEH Oregon West Virginia
My commission expires: November 30, 2021

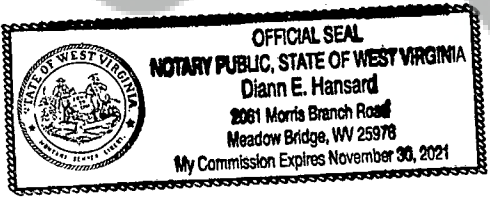


EXHIBIT "A"
LEGAL DESCRIPTION

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.

Unofficial
Copy