



THIS SPACE RESERVED FOR R

2020-002921

Klamath County, Oregon

03/09/2020 01:24:20 PM

Fee: \$87.00

After recording return to:

Landon Carter and Megan Carter

PO Box 2121

La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Landon Carter and Megan Carter

PO Box 2121

La Pine, OR 97739

File No. 354436AM

STATUTORY WARRANTY DEED

**Bruce L. Benson and Sheryll L. Benson,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Landon Carter and Megan Carter, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2, Partion Plat No. 57-95, located in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-012A0-01701

The true and actual consideration for this conveyance is \$100,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To:

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 9 day of March, 2020

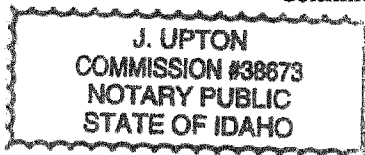
Bruce L Benson
Bruce L Benson

Sheryll L Benson
Sheryll L. Benson

State of Idaho } ss
County of Kootenai }

On this 9 day of March, 2020, before me, J. UPTON, a Notary Public in and for said state, personally appeared Bruce L Benson & * Sheryll L Benson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. Upton
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____



Commission Expires: 9/3/20
Residing at: Post Falls, ID