

2020-004741

Klamath County, Oregon

04/14/2020 10:40:21 AM

Fee: \$92.00

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5514003442
APN:R596055

WHEN RECORDED MAIL TO

Jason Eugene Canby
4016 Jana Drive
Klamath Falls, OR 97603-9488

MAIL TAX STATEMENT TO

Jason Eugene Canby
4016 Jana Drive
Klamath Falls, OR 97603-9488

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Timothy William Benner, Successor Trustee of the Robert E. Benner Trust dated September 15, 2016, Grantor, conveys and warrants to Jason Canby, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):


See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$505,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 09 day of April, 2020.

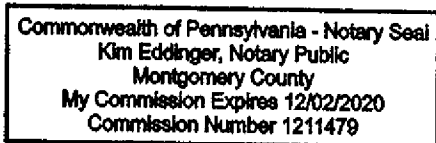
Robert E. Benner Trust dated September 15, 2016


Timothy William Benner, Successor Trustee

STATE OF PENNSYLVANIA
County of Montgomery

This instrument was acknowledged before me on this 9th day of April, 2020 by Timothy William Benner, Successor Trustee of the Robert E. Benner Trust.


Notary Public for Pennsylvania
My Commission Expires: 12-2-2020



Order No.: 5514003442

EXHIBIT A

Lot 3 in Block 2 of TRACT NO. 1067, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Exceptions:

The property lies within and is subject to the levies and assessments of the Pine Grove Highlands Road District.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Telephone and Telegraph Company

Recorded: August 1, 1942

Volume: 149, page 40

The provisions contained in Deed,

Recorded: August 27, 1948,

Volume: 224, page 259

Restrictions as shown on the official plat of said land.

Building Setback as shown on the official plat of said land.

Drainage as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 3, 1973

Volume: M73, page 8466