



2020-007878

Klamath County, Oregon

06/29/2020 11:28:03 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Samuel Benson and Joy Lewis and Ian Schmidt and
Shaun Scott Cooper

1901 S. 2000 E

Salt Lake City, UT 84108

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

Samuel Benson and Joy Lewis and Ian Schmidt and
Shaun Scott Cooper

1901 S. 2000 E

Salt Lake City, UT 84108

File No. 377864AM

STATUTORY WARRANTY DEED

Jean D. Lukens,

Grantor(s), hereby convey and warrant to

Samuel Benson and Joy Lewis and Ian Schmidt and Shaun Scott Cooper, not as Tenants in Common, but with right of survivorship,

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:

The W1/2 of Lot 28 located in the SW1/4 of the SW1/4 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, together with a 30' easement for ingress and egress along the Northerly line of the East 1/2 of Lot 28 in the SW1/4 SW1/4 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, and together with a 60' non-exclusive easement for ingress and egress along the Easterly line of the West 1/2 of the West 1/2 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

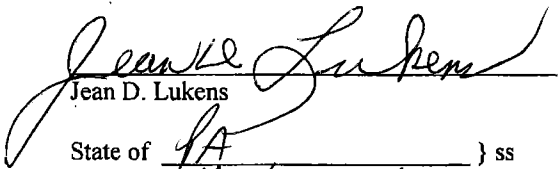
The true and actual consideration for this conveyance is \$12,000.00.

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:

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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 26 day of JUNE, 2020


Jean D. Lukens

State of PA } ss
County of Montgomery

On this 26th day of June, 2020, before me, Audrey E. Ruley-Vouse a Notary Public in and for said state, personally appeared Jean D. Lukens, 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.


Notary Public for the State of PA
Residing at: 511 Norma Lane Norristown Pa 19401
Commission Expires: 9-29-2020

