

AmeriTitle - 378491AM

RECORDING REQUESTED BY:



255 SW Coast Highway, Suite 100  
Newport, OR 97365

**GRANTOR'S NAME:**

Drew P. Benson and Megan M. Benson

**GRANTEE'S NAME:**

Sean D. Bedell and Heidi L. Rogers

**AFTER RECORDING RETURN TO:**

Order No.: WT0191716-JET  
Sean D. Bedell and Heidi L. Rogers  
120 NE 56th St  
Newport, OR 97365

**SEND TAX STATEMENTS TO:**

Sean D. Bedell and Heidi L. Rogers  
120 NE 56th St  
Newport, OR 97365

APN: 145925  
Map: 2407-007B0-09500  
141938 Spruce Drive, Crescent, OR 97733

**2020-008119**

Klamath County, Oregon

07/02/2020 01:21:25 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Drew P. Benson and Megan M. Benson, Grantor, conveys and warrants to Sean D. Bedell and Heidi L. Rogers, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7 in Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/30/2020

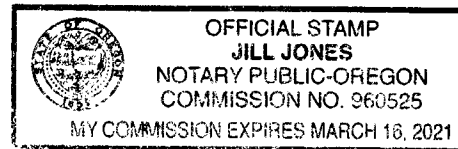
[Signature]  
Drew P. Benson

[Signature]  
Megan M. Benson

State of OR  
County of Wasco

This instrument was acknowledged before me on 6/30/2020 by Drew P. Benson and Megan M. Benson.

[Signature]  
Notary Public - State of Oregon  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
Exceptions

**Subject to:**

The 2020-2021 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Conditions and reservations in deed from Edgar E. Colburn and Barbara A. Colburn, husband and wife and Ward Bettis and Flossie Bettis, husband and wife,

Recorded: December 20, 1972

Instrument No.: Volume M72, Page 14612

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.