



THIS SPACE RESERVED FOR

2020-008260

Klamath County, Oregon

07/07/2020 01:43:35 PM

Fee: \$87.00

After recording return to:

Scott Bennett and Shawnda Bennett

4678 Crosby Ave.

Klamath Falls, OR 97603

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

Scott Bennett and Shawnda Bennett

4678 Crosby Ave.

Klamath Falls, OR 97603

File No. 378959AM

STATUTORY WARRANTY DEED

Deen Hartshorn and Dottie Hartshorn, as Trustees of the Hartshorn Family Revocable Living Trust under agreement dated August 18, 2011, or to such Successor Trustee (s) of such trust (s) created under such instrument (s),

Grantor(s), hereby convey and warrant to

Scott Bennett and Shawnda Bennett, 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:

The Westerly 65 feet of Lots 45, 46, 47 and 48 in Block 6 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

:

The true and actual consideration for this conveyance is \$66,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 6 day of July, 2020.

The Hartshorn Family Revocable Living Trust

By: Deen Hartshorn
Deen Hartshorn, Trustee

By: Dottie Hartshorn
Dottie Hartshorn, Trustee

State of Oregon} ss.
County of Klamath}

On this 6 day of July, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Deen Hartshorn and Dottie Hartshorn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Hartshorn Family Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

mcCook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

