

Ameri title # 413782 AM

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

The Marsha Adney Revocable Living Trust dated October 2, 2008

GRANTEE'S NAME:

Aaron Benson

AFTER RECORDING RETURN TO:

Order No.: WT0201701-SC

Aaron Benson
PO Box 528
Veneta, OR 97487

SEND TAX STATEMENTS TO:

Aaron Benson
PO Box 528
Veneta, OR 97487

148232 Highway 97, Gilchrist, OR 97737

2020-014037

Klamath County, Oregon

10/30/2020 08:09:00 AM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Marsha Adney, Trustee of The Marsha Adney Revocable Living Trust dated October 2, 2008, Grantor,

conveys and warrants to

Aaron Benson, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$23,500.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: October 29, 2020

The Marsha Adney Revocable Living Trust dated October 2, 2008

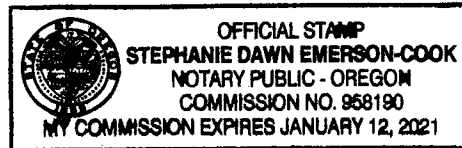
BY: Marsha Adney
Marsha Adney
Trustee

State of Oregon
County of Lane

This instrument was acknowledged before me on 10.29.2020 by Marsha Adney, Trustee of The Marsha Adney Revocable Living Trust dated October 2, 2008.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1.12.21



**EXHIBIT A
LEGAL DESCRIPTION**

Order No.: WT0201701

That portion of the N1/2 of SW1/4 of NE1/4 and that portion of the North six tenths (0.6) of SE1/4 of SW1/4 of NE1/4 lying Easterly of the line running from the Northeast corner of the N1/2 of SW1/4 of NE1/4 to the Southwest corner of the North six tenths (0.6) of SE1/4 of SW1/4 of NE1/4 and Westerly of the Dalles-California Highway, all in Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
ID Number 223984.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Walker Basin Canal, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Walker Basin Canal.

All matters arising from any shifting in the course of Walker Basin Canal including but not limited to accretion, reliction and avulsion.

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: Midstate Electric Cooperative, Inc., a cooperative corporation

Recorded: January 2, 1953

Volume: 258, page 411, Deed Records

Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: May 20, 1953

Volume: 260, page 682, Deed Records

Amended by Instrument, including the terms and provisions thereof,

Recorded: October 16, 1973

Volume: M73, page 13899

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: Midstate Electric Cooperative, Inc., a cooperative corporation

Recorded: August 22, 1984

Volume: M84, page 14517