



2020-014992
Klamath County, Oregon



00269278202000149920020005

THIS SPACE

11/16/2020 04:12:35 PM

Fee: \$87.00

After recording return to:

Katrina Sutherland and Ti E Sutherland
6765 SW 213th Ave
Aloha, OR 97078

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

Katrina Sutherland and Ti E Sutherland
6765 SW 213th Ave
Aloha, OR 97078
File No. 399894AM

STATUTORY WARRANTY DEED

Bruce L. Benson and Sheryll L. Benson, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Katrina Sutherland and Ti E Sutherland, 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:

**S1/2 E1/2 SE1/4 NE1/4 of Section 12, Township 23 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-012A0-01800

The true and actual consideration for this conveyance is \$524,900.00.

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:

Return To: AmeriTitle

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 19 day of Oct, 2020.

Bruce L Benson
Bruce L Benson

Sheryll L Benson
Sheryll L Benson

State of Oregon } ss
County of Deschutes }

On this 19th day of Oct, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Bruce L Benson & Sheryll L Benson 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Waco, OR
Commission Expires: Sept 23 2024

