



2020-015564

Klamath County, Oregon

11/30/2020 03:28:17 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Phillip W. Hubbard

4246 Tingley Ln.

Klamath Falls, OR 97601

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

Phillip W. Hubbard

4246 Tingley Ln.

Klamath Falls, OR 97601

File No. 410966AM

STATUTORY WARRANTY DEED

Toni Jeanette Benjamin also known as Toni J. Benjamin ,

Grantor(s), hereby convey and warrant to

Phillip W. Hubbard,

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:

A parcel of land situated in Blocks 6 and 7 of EWAUNA PARK and portions of vacated Fir Street and the alley in said Blocks 6 and 7, more particularly described as follows:

Beginning at a point on the Easterly line of Lot 1 in said Block 7 of EWAUNA PARK which lies Southerly a distance of 18.0 feet from the Northeast corner of said Lot; thence Westerly at right angles to the Westerly line of Old Midland Road a distance of 138.0 feet; thence Northeasterly, parallel with the Westerly line of Old Midland Road a distance of 114.0 feet; thence Southeasterly, at right angles to the Westerly line of Old Midland Road, a distance of 138.0 feet to the Westerly line thereof; thence Southeasterly along said line a distance of 114.0 feet to the point of beginning.

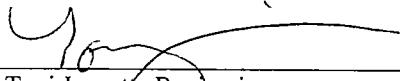
The true and actual consideration for this conveyance is \$168,000.00.

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.

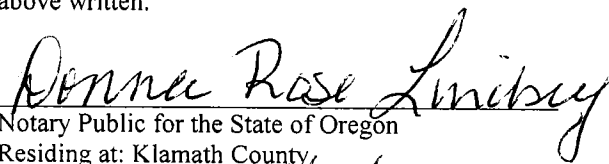
Dated this 30 day of November, 2020



Toni Jeanette Benjamin

State of Oregon } ss
County of Klamath }

On this 30th day of November, 2020, before me, Donna Rose Lindsey, a Notary Public in and for said state, personally appeared Toni Jeanette Benjamin, 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 Oregon
Residing at: Klamath County
Commission Expires: 10/13/2023

