

AFTER RECORDING, RETURN TO:
Andrews Ersoff & Zantello
2941 NW Highway 101, Suite A
Lincoln City, Oregon 97367
SEND TAX STATEMENTS TO:
No Change

2021-002781

Klamath County, Oregon

02/25/2021 08:50:01 AM

Fee: \$97.00

WARRANTY DEED


LORI ANN BENDER and WILLIAM W. BENDER, Grantors, convey and warrant to, WILLIAM WALTER BENDER and LORI ANN BENDER, Trustee of the BILL AND LORI BENDER REVOCABLE LIVING TRUST dated February 23, 2021, or their successors in trust, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, situated in DESCHUTES County, Oregon, to-wit:

**LOT 11 IN BLOCK 10, SUN FOREST ESTATES TRACT 1060,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON**

The property is free from encumbrances, EXCEPT: All those of record, if any, as of the date of this deed, including any real property taxes due but not yet payable.

The true and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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


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Andrews Ersoff & Zantello

Attorneys at Law

Offices in Lincoln City and Central Oregon

Mailing Address (Both Offices): 2941 NW HIGHWAY 101, LINCOLN CITY, OR 97367

TELEPHONE: (541) 994-7350 | FAX: (541) 994-7836 | WEB: WWW.AEZLAWOFFICE.COM | EMAIL: INFO@AEZLAWOFFICE.COM

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.

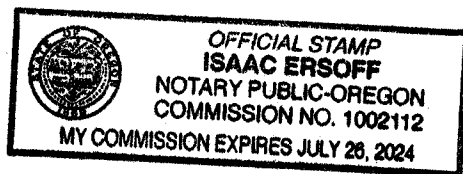
IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of February, 2021.

Lori Ann Bender
LORI ANN BENDER

William W. Bender
WILLIAM W. BENDER

STATE OF OREGON)
County of DESCHUTES) ss.

This instrument was acknowledged before me on this day of 2-23-2021, by LORI ANN BENDER and WILLIAM W. BENDER.



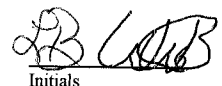
Isaac Ersoff
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-26-2024

WLB
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CERTIFICATION OF TRUST

We, WILLIAM WALTER BENDER and LORI ANN BENDER, Trustor and Trustee of the BILL AND LORI BENDER REVOCABLE LIVING TRUST dated February 23, 2021, (hereafter "the Trust") hereby certify as follows:

- (1) The Trust is presently in existence. It was executed on February 23, 2021.
- (2) The trustors of the trust are WILLIAM WALTER BENDER and LORI ANN BENDER who are also the currently acting trustee of the trust.
- (3) Under the terms of the trust: If one of us dies, resigns, or becomes incapacitated, the other trustor shall become the sole trustee. If both of us die, resign, or become incapacitated, JAMES ANTHONY HALLAM shall become successor trustee, but if he/she fails to qualify or ceases to act as our trustee, then RICHARD LEE HALLAM shall become successor trustee.
- (4) Under the terms of the trustee agreement, the trustee is given powers granted a trustee under the Uniform Trustee's Powers Act and additional powers as provided in the trust agreement.
- (5) The mailing address of the currently acting trustee is: PO BOX 2471, LA PINE, OR 97739.
- (6) The trust is revocable.
- (7) The trust can be modified, amended or revoked only by the trustor.
- (8) The trustee may act alone in all matters related to the trust.
- (9) The trust taxpayer identification number is: 144-40-7058.
- (10) Trust property is to be titled as follows: WILLIAM WALTER BENDER and LORI ANN BENDER, trustees, or their successor in trust, under the BILL AND LORI BENDER REVOCABLE LIVING TRUST, dated February 23, 2021, including any amendments thereto.


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(11) The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

We hereby certify the above to be true as of this date.

DATED this day of February 23, 2021.

TRUSTORS:

William Walter Bender
WILLIAM WALTER BENDER

Lori Ann Bender
LORI ANN BENDER

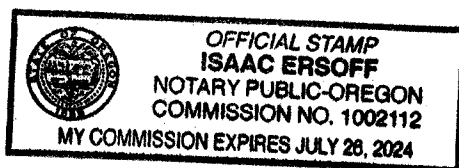
TRUSTEES:

William Walter Bender
WILLIAM WALTER BENDER

Lori Ann Bender
LORI ANN BENDER

STATE OF OREGON)
County of DESCHUTES) ss.
)

This instrument was acknowledged before me on this day of February 23, 2021, by WILLIAM WALTER BENDER and LORI ANN BENDER as Trustors and Trustees of the BILL AND LORI BENDER REVOCABLE LIVING TRUST dated February 23, 2021.



Isaac Ersoff
NOTARY PUBLIC FOR OREGON
My Commission Expires: July 26, 2024

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