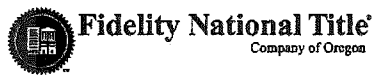


466755AM Fidelity National Title # 60222105197-WC

RECORDING REQUESTED BY:



3007 North Delta Hwy., Ste 206
Eugene, OR 97408

GRANTOR'S NAME:

Brent Lee Johnson

GRANTEE'S NAME:

Tanner Benetreu and Rabecca Benetreu

AFTER RECORDING RETURN TO:

Order No.: 60222105197-WC
Tanner Benetreu and Rabecca Benetreu, as tenants by the entirety
91147 Territorial Hwy
Junction City, OR 97448

SEND TAX STATEMENTS TO:

Tanner Benetreu and Rabecca Benetreu
91147 Territorial Hwy
Junction City, OR 97448

124261 Little Deschutes Drive, Crescent Lake, OR 97733

2021-008296
Klamath County, Oregon
05/25/2021 09:05:01 AM
Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brent Lee Johnson, Grantor, conveys and warrants to Tanner Benetreu and Rabecca Benetreu, as tenants by the entirety, 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:

Lot 7, in Block 13, TRACT 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" 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 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 5/20/21

[Signature]
Brent Lee Johnson

State of Oregon

County of Lane

This instrument was acknowledged before me on 5/20/21 by
Brent Lee Johnson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: _____



EXHIBIT "A"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:
For: Two Rivers North Road District

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

The provisions contained in deed,
Recorded: December 2, 1907,
Volume: 23, page 302

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said land.

The provisions contained in deed,
Recorded: November 7, 1996,
Instrument No.: M96, page 35214

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: May 16, 2001

Instrument No.: M01, 22526