



THIS SPACE RESERVED FOR

2021-016789

Klamath County, Oregon

11/05/2021 03:41:01 PM

Fee: \$87.00

After recording return to:

Kennith Andrew Williams and Sherry Louise Williams

16283 Ave 26th

Chowchilla, CA 93610

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

Kennith Andrew Williams and Sherry Louise Williams

16283 Ave 26th

Chowchilla, CA 93610

File No. 495813AM

### STATUTORY WARRANTY DEED

**Charlee J. Bennett,**

Grantor(s), hereby convey and warrant to

**Kennith Andrew Williams and Sherry Louise Williams, 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:

**That portion of Government Lot 2 in Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, lying East of Highway 97,**

**EXCEPTING THEREFROM that portion lying South of the following described right of way;**

**A 60 foot right of way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right of way line of Highway 97; thence South 60 feet along said right of way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.**

**ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon Department of Transportation Highway Division as evidenced by Warranty Deed dated October 25, 1989, recorded November 21, 1989 in Volume M89, page 22540, Microfilm Records of Klamath County, Oregon.**

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

3507-009A0-01300      231902

The true and actual consideration for this conveyance is \$450,000.00.

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:

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 4th day of Nov, 2021.

Charlee J. Bennett  
Charlee Jean Bennett

State of Oregon } ss  
County of Klamath }

On this 4th day of Nov, 2021, before me, Marjorie Anne Stuart, Notary Public in and for said state, personally appeared Charlee J. Bennett, 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon  
Residing at: Lakeview  
Commission Expires: 5/18/25

