



THIS SPACE RESERVED FOR

2022-008063
Klamath County, Oregon
06/30/2022 12:22:01 PM
Fee: \$92.00

After recording return to:

Steven Anthony Bentz and Diane Elaine Bentz,
Trustees of the Bentz Trust Dated May 2, 2014

1424 Mellow Ln

Simi Valley, CA 96065

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

Steven Anthony Bentz and Diane Elaine Bentz,
Trustees of the Bentz Trust Dated May 2, 2014

1424 Mellow Ln

Simi Valley, CA 96065

File No. 544500AM

STATUTORY WARRANTY DEED

James A. Geddry,

Grantor(s), hereby convey and warrant to

Steven Anthony Bentz and Diane Elaine Bentz, Trustees of the Bentz Trust Dated May 2, 2014,

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:

See Exhibit "A"

The true and actual consideration for this conveyance is \$220,000.00.

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 22 day of 24 / 22

James A. Geddry
James A. Geddry

State of Oregon } ss
County of Coos }

On this 24 day of June, 2022, before me, Katherine M Sayre, a Notary Public in and for said state, personally appeared James A. Geddry, 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.

Katherine M Sayre
Notary Public for the State of Oregon
Residing at: Bandon Oregon
Commission Expires: December 10, 2024

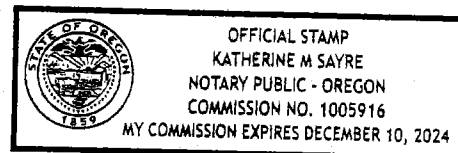


EXHIBIT "A"

PARCEL 1

That certain portion of Block 51 of FIRST ADDITION TO KLAMATH FALLS, (formerly Town of Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Sixth Street, 36 feet Southeasterly from the most Northerly corner of said Block 51 (being also described as the Northeasterly corner thereof); thence in a Southwesterly direction at right angles to Sixth Street 51 feet; thence in a Southeasterly direction parallel with Sixth Street 64 feet; thence in a Northeasterly direction at right angles to Sixth Street 51 feet to the said line of Sixth Street above mentioned; thence in a Northwesterly direction along said line of Sixth Street to the point of beginning.

PARCEL 2

That certain portion of Block 51 of FIRST ADDITION TO KLAMATH FALLS, (formerly Town of Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 300 feet, and Southwesterly at right angles to Sixth Street a distance of 51 feet, from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 64 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 64 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.