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11/14/2022 01:38:36 PM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

Ian T. Richardson  
Gleaves Swearingen LLP  
975 Oak Street, Suite 800  
Eugene, Oregon 97401

**OREGON STATUTORY WARRANTY DEED**

Tanner Benetreu and Rabecca Benetreu, as tenants by the entirety, Grantors, convey and warrant to Tanner B. Benetreu and Rabecca J. Benetreu, Co-Trustees of the Tanner and Rabecca Benetreu Joint Revocable Trust UAD November 10, 2022, Grantees, the real property described below, free of encumbrances except as specifically set forth herein:

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.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is other property or value.

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

Tanner and Rabecca Benetreu, Trustees  
91147 Territorial Hwy.  
Junction City, Oregon 97448

Tax Account Numbers: 163691 and 501043

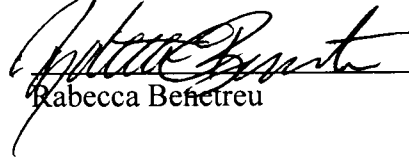
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: November 10, 2022




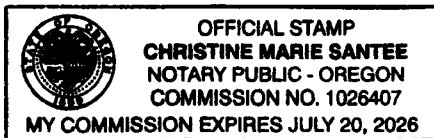
Tanner Benetreu



Rebecca Benetreu

STATE OF OREGON  
County of Lane

On this 10<sup>th</sup> day of November, 2022, personally appeared the above named Tanner Benetreu and acknowledged the foregoing instrument to be his voluntary act and deed.

  
Notary Public for Oregon

STATE OF OREGON  
County of Lane

On this 10<sup>th</sup> day of November, 2022, personally appeared the above named Rebecca Benetreu and acknowledged the foregoing instrument to be her voluntary act and deed.

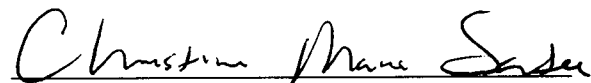
  
Notary Public for Oregon

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