



After recording return to:
Anthony Jones and Tera D. Jones
5059 Bryant Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Anthony Jones and Tera D. Jones
5059 Bryant Avenue
Klamath Falls, OR 97603

File No.: 7161-4013882 (lb)

Date: November 08, 2022

2022-014075

Klamath County, Oregon

12/07/2022 12:51:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Phyllis Bennington, Trustee, or her successors in Trust, under the Phyllis Bennington Loving Trust dated July 8, 1998, Grantor, conveys and warrants to **Anthony Jones and Tera D. Jones, husband and wife, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

EAST ONE-HALF OF TRACTS 31 AND 32, YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$334,000.00**. (Here comply with requirements of ORS 93.030)

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.

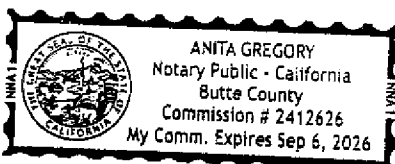
Dated this 21st day of November, 2022.

Phyllis Bennington, Trustee, or her successors in
Trust, under the Phyllis Bennington Loving Trust
dated July 8, 1998

Phyllis Bennington
Phyllis Bennington, Trustee

STATE OF California)
County of Butte)ss.

This instrument was acknowledged before me on this 21st day of November, 2022
by Phyllis Bennington as Trustee of the Phyllis Bennington Loving Trust dated July 8, 1998, on behalf of
the Trust.



Anita Gregory
Notary Public for California
My commission expires:
9/6/26