2022-014599

Klamath County, Oregon 12/28/2022 02:38:01 PM

Fee: \$82.00

RECORDING REQUESTED BY AFTER RECORDING MAIL TO

The Larson Law Firm, P.C. 1800 Blankenship Rd., Ste 400 West Linn, OR 97068

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

James T. Bennington and Cynthia D. Bennington, Trustees 35161 SE Dodge Park Boulevard Gresham, OR 97080

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES T AND CYNTHIA D. BENNINGTON, husband and wife, Grantors, convey and warrant to JAMES T. BENNINGTON AND CYNTHIA D. BENNINGTON, Trustees of the James T. Bennington and Cynthia D. Bennington Trust, executed the 13 day of December, 2022, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath, State of Oregon:

Lots 2 & 7 in Section 5, Township 40 South, Range 11 East of the Willamette Meridian in the County of Klamath, State of Oregon.

(Commonly known as: 79.69 Acres Vacant Land, Klamath County, Oregon, 97603

Map / Tax Lot: 40S-11E-05 Account Num: R103747)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, 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."

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: December 13, 2022

Vames T Bennington, Grantor

State of Oregon

County of Clackamas

Cynthia D. Bennington, Grantor

Personally appeared this 13 day of December, 2022, before me, a Notary Public, the above-named and identified JAMES T BENNINGTON AND CYNTHIA D. BENNINGTON, and acknowledged the foregoing

instrument to be their voluntary act and deed.

)ss.

OFFICIAL STAMP
JOHN KELLY LARSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 996129
MY COMMISSION EXPIRES FEBRUARY 10, 2024

Notary Public - State of Oregon

My Commission Expires:/

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