

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-000460

Klamath County, Oregon



00310825202300004600020022

01/23/2023 12:57:42 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Teresa Bennett

Lief Bennett
Grantor's Name and AddressMason Bennett
Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

TERESA BENNETT
630 N. 5th St
Klamath Falls Oregon

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Teresa Bennett

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Lief Bennett - Mason Bennett Teresa Bennett

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A portion of lot 9 and 10 in Block 3 Sixth St addition to Klamath Falls 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 the Northwest corner of Lot 9 Block 3, Sixth St addition to Klamath Falls, Oregon, thence 50 feet along the North line of said lot 9; thence south 5 point 12 ft more or less to the south westerly line of Lot 10 of said block 3, which is also Northeasterly line of Persian Way in said addition; thence Northwesterly along said Northeasterly line of Persian Way, a distance of 60.43 feet to the East line of Key street in said addition; thence North 2.17 to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols +, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity. January 23-2023

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 23, 2023.

by Teresa Bennett.

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Lisa M Kessler
Notary Public for Oregon

My commission expires October 17, 2026

together with that portion of Key street which inured
thereto by order of Vacation recorded September
6, 2006-017912, Records of Klamath
County, Oregon.

* With Rights - Survivorship