

BT

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-008591

Klamath County, Oregon



00320592202300085910020026

10/03/2023 02:29:13 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Jennifer Mendez

c/o 14 N. Central Ave.

Medford, OR 97501

Grantor's Name and Address

John Benson and Sharon Benson

37870 S. Chiloquin Rd.

Chiloquin, OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

Parks & Ratliff, P.C.

620 Main Street

Klamath Falls, OR 97601

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

John Benson and Sharon Benson

37870 S. Chiloquin Rd.

Chiloquin, OR 97624

SPECIAL WARRANTY DEED - STATUTORY FORM

Jennifer Mendez, Grantor,
conveys and specially warrants to John Benson and Sharon Benson, husband and wife, with right of survivorship,
Grantee, the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth
herein, situated in Klamath County, Oregon (if space insufficient, continue description on reverse or on
separate sheet):

See attached Exhibit A

The property is free of all encumbrances created or suffered by Grantor except (if none, so state):

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

The actual consideration is the settlement of Klamath County Circuit Court Case No. 22CV16597

DATED September 28, 2023

; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

Jennifer Mendez

STATE OF OREGON, County of Jackson ss.

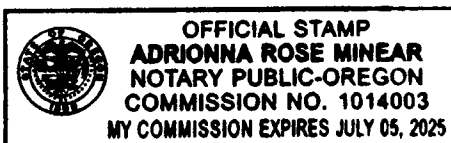
This record was acknowledged before me on
by Jennifer Mendez

This record was acknowledged before me on September 28, 2023

by

as

of



Notary Public for Oregon

My commission expires July 5, 2025

Exhibit A
Legal Description

Lots 6 and 7 of Block 6 of WEST CHILOQUIN and the alley adjoining said Lots 6 and 7 and a portion of Lot 1 of Block 6 of WEST CHILOQUIN, described as follows:

Lot 1, Block 6 less the following: Beginning at the Southwesterly corner of said Lot 1; thence Easterly along the line between Lots 1 and 2 to the Westerly line of Wasco Avenue; thence Northerly along said Westerly line 69 feet; thence Westerly parallel to the line between Lots 1 and 2 to the Easterly line of an alley as shown on the plat; thence Southerly along said line to the Point of Beginning.