



2023-010449
Klamath County, Oregon
12/06/2023 09:57:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gilbert A. Arguelles

902 York ST

Aumsville, OR 97325

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

Gilbert A. Arguelles

902 York ST

Aumsville, OR 97325

File No. 612146AM

STATUTORY WARRANTY DEED

Joan L. Benson, Trustee of the Joan L. Benson Declaration of Trust dated March 23, 2004,

Grantor(s), hereby convey and warrant to

Gilbert A. Arguelles,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

E1/2 of the W1/2 of the W1/2 of the SE1/4 of the SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, lying South of the Centerline or Thread of Sprague River.

The true and actual consideration for this conveyance is \$20,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.

Dated this 1 day of December, 2023.

Joan L. Benson Trust

Joan L. Benson
Joan L. Benson, Trustee

State of CA) ss
County of Orange 27

On this 1 day of December, 2023, before me, Benjamin R. Alfaro a Notary Public in and for said state, personally appeared Joan L. Benson, Trustee of the Joan L. Benson Declaration of Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Benjamin R. Alfaro
Notary Public for the State of CA
Residing at: Orange, CA
Commission Expires: 4/9/25

