



2024-000484
Klamath County, Oregon
01/18/2024 01:15:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin Lee LLC

1105 Pacific Terrace

Klamath Falls, OR 97601

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

Benjamin Lee LLC

1105 Pacific Terrace

Klamath Falls, OR 97601

File No. 617877AM

STATUTORY WARRANTY DEED

Thomas J. Gallacher,

Grantor(s), hereby convey and warrant to

Benjamin Lee LLC., an Oregon Limited Liability Company,

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:

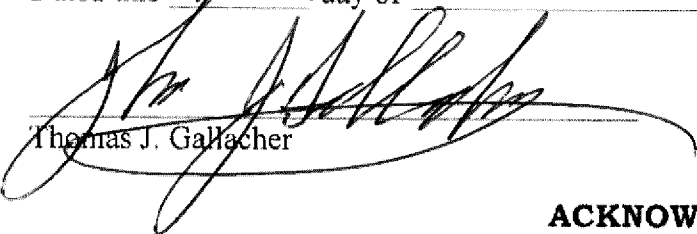
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$125,000.00.

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 12th day of JAN 2024.


Thomas J. Gallacher

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Lake

On January 12th, 2024 before me, Shana Morris, Notary Public,
(Insert name and title of the officer)

personally appeared Thomas J. Gallacher who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~(are)~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

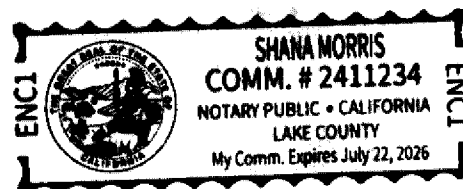


EXHIBIT 'A'

File No. 617877AM

Parcel 1:

All that portion of Lot 21, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon, described as follows: Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angel in the street line; thence Easterly along the street line 3.3 feet to the true point of beginning of this description, being also the corner of Lot deeded to E.M. Chilcote and D.M. Smith by deed recorded in Book 133 at Page 13; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall McKinney, et ux., by deed recorded in said Record Book 128 at Page 519; thence Northerly along the Easterly line of said last mentioned tract 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

Parcel 2:

Lot 21 except the portion thereof conveyed by deed from R.C. Prudhomme and wife to Wm. T. Vale, recorded March 8, 1939 in Book 120 Page 547, deed records of Klamath County, Oregon, and also except the portion thereof conveyed in deed from R.C. Prudhomme and wife to Duvall McKenny and Jesse McKenny, his wife, recorded April 22, 1940 in Book 128 Page 519, deed records of Klamath County, all in Subdivision Plat of Block 125, MILLS ADDITION, to the City of Klamath Falls, Oregon, according to the duly recorded plat on file thereof.

Parcel 3:

Lot 4, Block 212, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.