

LA

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



Shane and Charlotte Benson
5355 Marlon Dr.
Klamath Falls Or. 97603

2024-004757

Klamath County, Oregon



00329505202400047570030030

06/12/2024 02:37:14 PM

Fee: \$92.00

After recording, return to (Name and Address):

Charlotte Benson
5355 Marlon Dr.
Klamath Falls Or. 97603

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

Charlotte Benson
5355 Marlon Dr.
Klamath Falls Or. 97603

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

Shane Benson

for the consideration stated below, does hereby grant, bargain, sell and convey to Charlotte Benson ("grantor"),

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

- ☐ \$ _____;
☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Tract 26, Homedale, situated in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 26; thence North 43°30' West along the Northerly line of Harlan Drive a distance of 274.0 feet; thence North 46°30' East a distance of 69.2 feet to an iron pin; thence South 43°30' East a distance of 70.0 feet to an iron pin; thence South 89°15' East a distance of 90.7 feet to an iron pin on the Easterly line of said Tract 26; thence South 0°07' West along the Easterly line of said Tract 26 a distance of 194.3 feet, more or less, to the point of beginning.

Excepting therefrom that portion conveyed to Klamath County by Warranty Deed recorded April 24, 1981, in Volume M-81 on page 7339, Microfilm Records of Klamath County, to-wit: Beginning at the Southeast corner of said Tract 26; thence North 43°30' West a distance of 13 feet; thence North 68°25' East a distance of 9.66 feet to the West right of way line of Homedale County Road; thence South 0°07' West a distance of 13 feet along the West right of way line of Homedale County Road to the point of beginning.

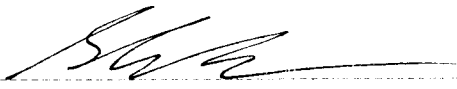
Note: This legal description was created prior to January 1, 2008.



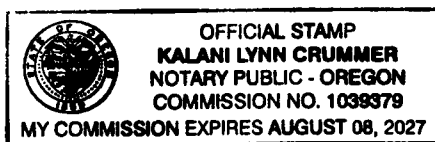
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

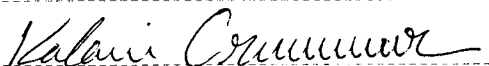
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on June 12 2024; any signature on behalf of a business or other entity is made with the authority of that entity.


Shane Benson

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on June 12th, 2024
 by Shane D Benson
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____




 Notary Public for Oregon
 My commission expires Aug 8th, 2027