



After recording return to:
Thomas Alan Bentley
5101 Amberview Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas Alan Bentley
5101 Amberview Lane
Klamath Falls, OR 97603

File No.: 7161-4167348 (RT)

Date: May 20, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

D.R. Horton, Inc. - Portland, Grantor, conveys and warrants to **Thomas Alan Bentley, a married man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 21, TRACT 1473 - PHEASANT RUN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$384,995.00**. (Here comply with requirements of ORS 93.030)

APN: **R893311**

Statutory Warranty Deed
- continued

File No.: **7161-4167348 (RT)**

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 23 day of May, 2024.

D.R. Horton Inc. - Portland

By: _____

Name: Elizabeth C. Nelson

Title: Division CFO

APN: **R893311**

Statutory Warranty Deed
- continued

File No.: **7161-4167348 (RT)**

STATE OF Oregon)
County of Clackamas)ss.
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This instrument was acknowledged before me on this 23 day of May, 2024
by Elizabeth C. Nelson as Division CFO of D.R. Horton Inc. - Portland, on behalf of the
Corporation.



A handwritten signature in black ink, appearing to read "R. Aiko Mensinger", written over a horizontal line.

Notary Public for Oregon

My commission expires: August 2, 2026