

2024-007666

Klamath County, Oregon

09/03/2024 09:47:02 AM

Fee: \$112.00



After recording return to:
Jorge Garcia and Julia M. Torres
19022 Baker Road
Bend, OR 97702

Until a change is requested all tax
statements shall be sent to the
following address:
Jorge Garcia and Julia M. Torres
19022 Baker Road
Bend, OR 97702

File No.: 7061-4187675 (JNR)
Date: August 27, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ponderosa Peaks Ranch LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Jorge Garcia and Julia M. Torres as tenants by the entirety**, 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:

PARCEL NO. 1 OF LAND PARTITION PLAT NO. P-14-21, IN RECORD OF PARTITION PLATS IN 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 **\$248,038.93**. (Here comply with requirements of ORS 93.030)

APN: **886305**

Statutory Warranty Deed
- continued

File No.: **7061-4187675 (JNR)**

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 29 day of August, 2024.

Ponderosa Peaks Ranch, LLC, an Oregon
limited liability company

By: *Jared Benson*
Name: Jared Benson
Title: Member

By: N/A
Name: Magali Benson
Title: Member

By: N/A
Name: Clayne Benson
Title: Member

By: *Daniella Benson*
Name: Daniella Benson
Title: Member

By: *Jeremy Benson*

APN: **886305**

Statutory Warranty Deed
- continued

File No.: **7061-4187675 (JNR)**

Name: Jeremy Benson
Title: Member

By: N/A
Name: Jodi Benson
Title: Member

STATE Oregon)
OF)
County of Deschutes EB)ss.
~~XX~~ ~~XX~~ ~~XX~~)

This instrument was acknowledged before me on this 29 day of August,
20 24 by Jared Benson as Member, ~~Magali Benson as Member~~ EB, Jeremy Benson as Member
and Daniella Benson as Member of Ponderosa Peaks Ranch, LLC, on behalf of the limited
liability company.

Elizabeth Sue Boyer

ELIZABETH SUE BOYER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1045294
MY COMMISSION EXPIRES FEBRUARY 25, 2028

Notary Public for Oregon
My commission expires: 2/25/2028

This notarial act involved the use of communication technology

APN: **886305**

Statutory Warranty Deed
- continued

File No.: **7061-4187675 (JNR)**

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 28th day of August, 2024.

Ponderosa Peaks Ranch, LLC, an Oregon
limited liability company

By: _____
Name: Jared Benson
Title: Member

By: _____
Name: Magali Benson
Title: Member

By: Clayne Benson
Name: Clayne Benson
Title: Member

By: _____
Name: Daniella Benson
Title: Member

By: _____

APN: **886305**

Statutory Warranty Deed
- continued

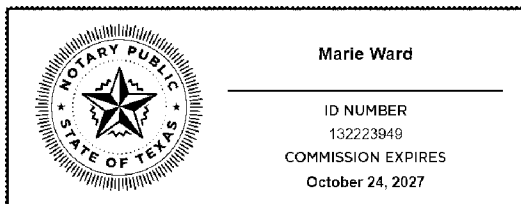
File No.: **7061-4187675 (JNR)**

Name: Jeremy Benson
Title: Member

By: Jodi Benson
Name: Jodi Benson
Title: Member

STATE _____)
OF Texas)
County of Brazoria) ss.

This instrument was acknowledged before me on this 28th day of August,
2024 by Jodi Benson as Member and Clayne Benson as Member of Ponderosa Peaks Ranch,
LLC, on behalf of the limited liability company.



Marie Ward
Notary Public for Texas
My commission expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

APN: **886305**

Statutory Warranty Deed
- continued

File No.: **7061-4187675 (JNR)**

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 30 day of August, 2024

Ponderosa Peaks Ranch, LLC, an Oregon
limited liability company

By: _____
Name: Jared Benson
Title: Member

By: Magali Benson
Name: Magali Benson
Title: Member

By: _____
Name: Clayne Benson
Title: Member

By: _____
Name: Daniella Benson
Title: Member

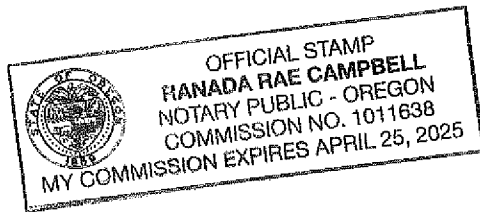
By: _____
Name: Jeremy Benson

State of Oregon

County of: Washington

This instrument was acknowledged before me on this 30th day of August, 2024

By: **Magali** Benson



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

Name of Notary: Ranada Campbell

Notary Public for Oregon

My commission expires: April 25, 2025

Warranty Deed