

2025-000883

Klamath County, Oregon



00338389202500008830020022

02/10/2025 11:42:52 AM

Fee: \$87.00

RECORDING REQUESTED BY:  
Elaine F. Benwell

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

Elaine F. Benwell  
Audrey F. Abeyta  
708 Givens Rd #4  
Red Bluff, CA 96080

Space above this line for Recorder's use

## WARRANTY DEED

ELAINE F BENWELL, unmarried woman, who acquired title as ELAINE FRANCES ABEYTA, an unmarried woman, Grantor,

conveys and warrants to

ELAINE F. BENWELL, an unmarried woman, and AUDREY F. ABEYTA, a single woman, as Joint Tenants,

the following described real property, free of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LOT 1, BLOCK 68 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, AS RECORDED  
IN THE OFFICE OF THE COUNTY RECORDER OF KLAMATH COUNTY, OREGON.

APN: 465268 MAP: M97, Page 18942

The true consideration for this conveyance is \$0.00.

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

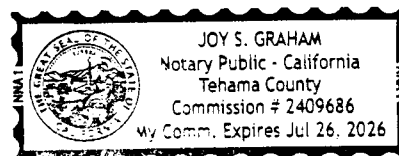
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Date:

1/21/25

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 Tehama }ss  
On 01/21/2025 before me  
Joy S. Graham, a Notary Public,



Personally appeared: ELAINE F. BENWELL

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 Joy S. Graham