

LK

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



Returned at Counter

2025-006412

Klamath County, Oregon

After recording, return to (Name and Address):

KIM BENNETT
33602 SUNDANCE CIR
CHILOQUIN, OR 97624



00345098202500064120020021

07/24/2025 12:38:02 PM

Fee: \$92.00

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

KIM BENNETT
33602 SUNDANCE CIR
CHILOQUIN, OR 97624

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED – SURVIVORSHIP

KIM BENNETT LINH A. BOEHMER
WHO ACQUIRED AS JTWRs

for the consideration stated below, does hereby grant, bargain, sell and convey to ^(“grantor”) KIM H. BENNET LINH A. BOEHMER BOEHMER & MICAH ALFON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(“grantees”), not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, all of that certain real property, with all rights and interests belonging or relating thereto, situated in KHAMATH County, Oregon, legally described (check one):

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

LOT 44, BLOCK 19, TRACT 1113, OREGON SHORE, UNIT 2
KLAMATH COUNTY, OREGON

To have as grantees' own, not with title in common but with the right of survivorship, such that the fee will vest absolutely and forever in the heirs, successors and assigns of the survivor of the grantees.

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):

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

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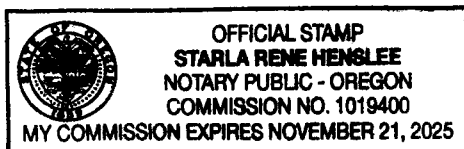
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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 July 14, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

Grantor(s)

STATE OF OREGON, County of KLAMATH ss.
 This record was acknowledged before me on July 14, 2025
 by Kim H. Bennett
 or This record was acknowledged before me on July 14, 2025
 by Linh A. Boehmer
 as (corporate title) _____
 of (company name) _____



Starla Rene Henslee
 Notary Public for Oregon Starla Rene Henslee
 My commission expires November 21, 2025