

99 May 12 AM 1:53

MT48069-LW  
WARRANTY DEED

Vol. M99 Page 18443

JAMES B. PETERSEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TERESA BENNETT and DENNIS BENNETT, husband and wife and LISA BENNETT, with the rights of survivorship,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE SOUTHWESTERLY 35.2 FEET ON LOT 2, BLOCK 41, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 17,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 630 N. 5TH STREET, KLAMATH FALLS, OR 97601

Dated this 10th day of May, 1999

James B. Petersen  
JAMES B. PETERSEN

STATE OF Oregon

COUNTY OF Klamath

SS. May 10 19 99

Personally appeared the above named:

JAMES B. PETERSEN

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for OREGON  
My commission expires 11/16/99

ESCROW NO. MT48069-LW

Return to:

TERESA BENNETT  
630 N. 5TH STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 5/12/99, at 11:33 AM

At the referenced page, Vol. M99

Linda Smith, County Clerk

Fee \$ 30 -

Linda Smith