

Title Order No. 133529-SK
Escrow No. 133529-SK RS4431

After recording return to:

Shaun M. Benkover
P.O. Box 406
Gilchrist, OR 97737
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Shaun M. Benkover
P.O. Box 406
Gilchrist, OR 97737
Name, Address, Zip

1999 SEP 7 11:11:53
This space reserved for recorder's use

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State of Oregon, County of Klamath
Recorded 9/07/99, at 11:53a m.
In Vol. M99 Page 35762
Linda Smith,
County Clerk Fee \$ 30.00

STATUTORY WARRANTY DEED

ERNST BROTHERS L.L.C. an Oregon limited liability company, Grantor, conveys and warrants to Shaun M. Benkover and Jeanne S. Benkover, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 53 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 2409-19DD-1700

Key No.: 881459

This property is free from encumbrances, EXCEPT: 1999-2000 taxes and covenants, conditions, restrictions and easements as shown on the official plat on file in the office of the County Clerk of Klamath County, Oregon.

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 consideration for this conveyance is \$62,886.00.
93.030)

(Here comply with the requirements of ORS

Dated this 30th day of August, 19 99.

ERNST BROTHERS L.L.C. an Oregon limited liability company

BY: Wayne G. Ernst
Wayne G. Ernst, Managing Member

STATE OF OREGON, County of ~~Deschutes~~ Klamath) ss.

This instrument was acknowledged before me on August 30, 99.

by Wayne G. Ernst

as Managing Member

of Ernst Brothers, L.L.C.

Karen L. Ashley
Notary Public for Oregon
My commission expires 1-28-2000

