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LARRY J. BENBROOK

3411 MOVIE LANE

CRESCENT CITY, CA 95531

Grantor's Name and Address

DONALD F. STEWART, TRUSTEE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

DONALD F. STEWART, TRUSTEE

P.O. Box 5805

Corning CA 96001

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

DONALD F. STEWART, TRUSTEE

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC 50992

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LARRY J. BENBROOK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DONALD F. STEWART AND GLADYS F. STEWART, TRUSTEE OF THE DON AND GLADYS STEWART FAMILY TRUST DATED JULY 20, 1996, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 2, BLOCK 15, RIVERSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NONE

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 26 day of May, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Larry J. Benbrook  
LARRY J. BENBROOK

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

26.00  
M



STATE OF CALIFORNIA  
COUNTY OF Del Norte


} ss.

On May 26, 2000, before me, Lori N. Richardson, Notary,  
personally appeared Larry J. Benbrook

\_\_\_\_\_, personally known to me  
(or 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.

WITNESS my hand and official seal.

Signature Lori N. Richardson


 LORI N. RICHARDSON  
 Comm. #1112382  
 NOTARY PUBLIC  
 DEL NORTE COUNTY, CALIFORNIA  
 My commission expires Sept. 30, 2000

(This area for official notarial seal)

Title of Document	<u>Warranty Deed</u>	
Date of Document	<u>5-26-00</u>	No. of Pages <u>1</u>
Other signatures not acknowledged	<u>None</u>	

State of Oregon, County of Klamath  
 Recorded 05/31/00, at 2:38 p. m.  
 In Vol. M00 Page 19559  
 Linda Smith,  
 County Clerk Fee \$ 26<sup>00</sup>