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mtc 55735-TM

**RECORDING COVER SHEET  
ALL TRANSACTIONS, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.*

**AFTER RECORDING RETURN TO**

*name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.*

CRAIG S. BIENZ  
19619 WEBBER ROAD  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 01/14/2002 2:14 p. m.  
Vol M02, Pg 2293-95  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 3

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or  
**GRANTOR**, as described in ORS 205.160.

MAX M. BENEDICT AND GEORGIA BENEDICT, AS TENANTS BY THE ENTIRETY

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or  
**GRANTEE**, as described in ORS 205.160.

CRAIG S. BIENZ AND KRISTIN A. BIENZ, AS TENANTS BY THE ENTIRETY

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

\$139,900.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

19619 WEBBER ROAD, KLAMATH FALLS, OR 97603

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

31.000

# WARRANTY DEED

2294

MAX M. BENEDICT and GEORGIA BENEDICT, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CRAIG S. BIENZ and KRISTIN A. BIENZ, as tenants by the entirety,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT#3911-V3200-00900

KEY#4186

ACCT#3911-V3200-00900

KEY#61691

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 \$ 139,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 19619 WEBBER ROAD, KLAMATH FALLS, OR 97603

Dated this 10 day of January, 2002.

Max M Benedict  
MAX M. BENEDICT

Georgia Benedict  
GEORGIA BENEDICT

State of Oregon  
County of KLAMATH

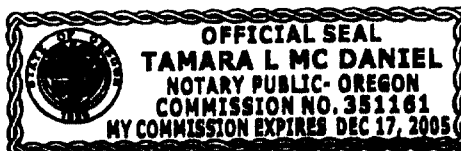
This instrument was acknowledged before me on January 10, 2002 by MAX  
M. BENEDICT AND GEORGIA BENEDICT.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05

ESCROW NO. MT55735-TM

Return to:  
CRAIG S. BIENZ  
19619 WEBBER ROAD  
KLAMATH FALLS, OR 97603



**AMENDED EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1 of Land Partition 41-01, said Land Partition being a re-plat of Parcels 1 and 2, "Major Land Partition 79-32", being the SE1/4 NE1/4 Section 31 and the SW1/4 NW1/4, NW1/4 SW1/4, E1/2 SW1/4 Section 32, Township 39 South, Range 11 ½ East, Willamette Meridian, Klamath County, Oregon.