



THIS SPACE RESERVED FOR RECORDER'S USE
MT 56444-KR

After recording return to:
MARK D. BENSON

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

State of Oregon, County of Klamath
Recorded 04/12/2002 3:09 p m.
Vol M02, Pg 21792
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT56444-KR
Title No. _____

WARRANTY DEED

LARRY CZESKLEBA and JUDY CZESKLEBA, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK D. BENSON

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:

Lot 9 in Block 7 of BUENA VISTA 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, EXCEPTING THEREFROM the Southerly 2 feet
thereof.

3809-019CC-004400

435023

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.

The true and actual consideration for this conveyance is \$ 150,000.00.

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.

Dated this 11th day of April, 2002.

Larry Czeskleba
LARRY CZESKLEBA

Judy Czeskleba
JUDY CZESKLEBA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 11, 2002 by LARRY
CZESKLEBA AND JUDY CZESKLEBA.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

