



mtc 59594-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BILLY JOHN BENEDICT

634 N. 9TH ST.

KLAMATH FALLS, OR 97601

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

BILLY JOHN BENEDICT

634 N. 9TH ST.

KLAMATH FALLS, OR 97601

Escrow No. MT59594-LW

Title No. \_\_\_\_\_

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State of Oregon, County of Klamath

Recorded 01/09/2003 3:00 p m.

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

## WARRANTY DEED

PETER J. MURO,

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

BILLY JOHN BENEDICT

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:

Lots 22 and 23 in Block 55 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,  
PLAT NO. 2, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

469889

3811-015D0-01800-000

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:

"TOGETHER WITH A 1967 ROCK MOBILE HOME, PLATE #X241504, VIN #61248612,  
WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 \$ 36,000.00.

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 8<sup>th</sup> day of January, 2003.

PETER J. MURO

State of Washington )

County of Clark ) ss

On this day personally appeared before me PETER J. MURO to me known to be the  
individual described in and who executed the within and foregoing instrument,  
and acknowledged that HE signed the same as HE free and voluntary act and deed,  
for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 8<sup>th</sup> day of January, 2003.

JONI K. MOORE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires  
SEPTEMBER 12, 2006

Joni K. Moore  
Notary Public in and for the State of  
Washington residing at Varrower, WA.  
My appointment expires Sept. 12, 2006