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**WESTERN**  
TITLE & ESCROW COMPANY

Vol M03 Page 0513

**WARRANTY DEED -- STATUTORY FORM**

DEBBIE PARK, the sole heir of the Estate of M.A. BENFORD, deceased,  
Grantor,

conveys and warrants to

BRYAN K. BESSENT and SANDRA A. BESSENT, husband and wife, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

Lots 108, 109 and 110, Block 1, Tract No. 1060, SUN FOREST ESTATES,  
according to the official plat thereof on file in the office of the Clerk  
of Klamath County, Oregon.

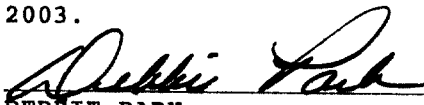
Tax Account No(s): R141180 R141199 R141206 M877986  
Map/Tax Lot No(s): 2310-036CO-03300 2310-036CO-03400 2310-036CO-03500  
M-095-21

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$105,500.00 .

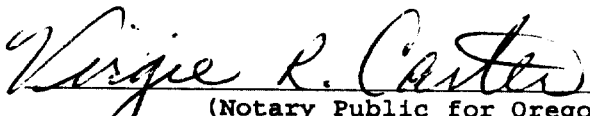
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24 day of January, 2003.

  
DEBBIE PARK

STATE OF OREGON, COUNTY OF ) SS.

This instrument was acknowledged before me on January 24, 2003 by DEBBIE PARK.

  
(Notary Public for Oregon)  
My commission expires Sept. 08, 2004



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
BRYAN & SANDRA BESSENT  
~~2210 EASTVIEW AVE. NE~~ P.O. Box 1871  
~~BREMERTON, WA 98310~~ LaPine OR 97739

TITLE NO. 0005597002  
ESCROW NO. 14-0059602

State of Oregon, County of Klamath  
Recorded 01/28/2003 1:23 p.m.  
Vol M03 Pg 5134 - 5135  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

# CERTIFICATE OF HEIRSHIP, INHERITANCE AND OWNERSHIP

In the Matter of the Estate of M.A. BENFORD )  
Deceased, )  
Unprobated, )  
STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

05135

The undersigned parties, all over the age of 18 years, being first duly sworn, depose and say:

1. That the following are all the heirs at law of MILTON ALBERT BENFORD deceased, and have their residence and domicile as follows:

NAME:

ADDRESS:

DEBBIE PARK

24792 LARSON ROAD, MONROE, OR 97456

2. THAT THE DECEDENT HAS NO SURVIVING SPOUSE AS DEFINED BY ORS. 112.017(2) THAT ARE NOT AFFIANTS HERETO.

3. That the decedent has no deceased children or children of such children that are not affiants hereto.

4. That MILTON ALBERT BENFORD died on JUNE 12, 2002; that at the time of death, the domicile (legal residence) of the decedent was \_\_\_\_\_, and decedent had resided at such address for \_\_\_\_\_ years and that within three years prior to death, the decedent was not a resident of another state.

5. That no general assistance has been received from Adult and Family Services on behalf of the decedent.

6. That at the time of death, M.A. BENFORD owned, in fee simple, title to:

Lots 108, 109 and 110, Block 1, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

7. That there are no debts or encumbrances remaining unpaid which are or may become a lien on said property; all claims against the estate have been paid, all Federal estate taxes have been paid, all inheritance taxes have been paid as evidenced by Oregon State Department of Revenue Release No. \_\_\_\_\_. If any, a copy of the decedent's will is attached.

8. That this Affidavit is made for the purpose of inducing ~~CHICAGO~~ <sup>TRANSACTION</sup> TITLE INSURANCE CO. to issue its Policy(ies) of Title Insurance on the above described property. In consideration of the issuance of said policy(ies), the undersigned agrees to hold CHICAGO TITLE INSURANCE CO. free and clear of all liability and responsibility of any loss, damage or expense that may arise or it may suffer by reason of the issuance of such policy(ies) without requiring probate the estate of the decedent.

Dated this 24 day of Jan, 1903.

Debbie Park  
DEBBIE PARK

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on Jan 24, 1903, by Debbie Park

Virgie R. Carter  
Notary Public for Oregon

My commission expires: Sept 28, 2004

AFTER RECORDING RETURN TO:

WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

