

WJC - 63170

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

JOE D. BENITEZ60255 ARAPAHO LANEBEND, OR 97702

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

JOE D. BENITEZ60255 ARAPAHO LANEBEND, OR 97702Escrow No. BT060736GC

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

State of Oregon, County of Klamath

Recorded 10/22/03 3:27 p. mVol M03 Pg 78584

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1**WARRANTY DEED****HOME ADVANTAGE SERVICES, LLC, a Nevada limited liability company,**

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

**JOE D. BENITEZ and CORRINE M. BENITEZ, husband and wife**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 32, BLOCK 1, TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**2310-035BO-01600-000****KEY NO. 138130**

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

1. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER. 2. RESERVATIONS AND RESTRICTIONS RECORDED JULY 22, 1954, VOLUME 268, PAGE 209 DEED RECORDS OF KLAMATH COUNTY, OREGON. 3. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT 1098-SPLIT RAIL RANCHOS. 4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 1 1994, VOLUME M94, PAGE 9622, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 15, 1994, VOLUME M94, PAGE 11266, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 6. AN EASEMENT RECORDED APRIL 26, 1994, VOLUME M94, PAGE 12551, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 7. AN EASEMENT RECORDED FEBRUARY 10, 2000, VOLUME M00, PAGE 4330, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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 \$ 19,500.00.

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 21st day of October, 2003.

HOME ADVANTAGE SERVICES, LLC

BY: \_\_\_\_\_

JOEL GISLER, MANAGER

State of Oregon  
County of **KLAMATH**

This instrument was acknowledged before me on October 21, 2003 by JOEL GISLER AS MANAGER FOR HOME ADVANTAGE SERVICES, LLC.



Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2007

21.00