

NJK - 63168



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 78588

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. BT060735GC

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

State of Oregon, County of Klamath

Recorded 10/22/03 3:27 P mVol M03 Pg 78588

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1**WARRANTY DEED**

**PATRICK M. GISLER and JOEL T. GISLER, as tenants in common,**  
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 31, 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-01500-000****KEY NO. 138185**

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.

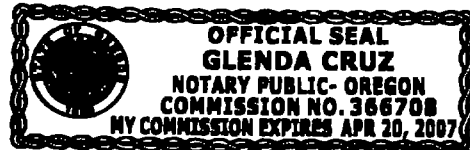
Patrick M. Gisler  
PATRICK M. GISLERJoel T. Gisler  
JOEL T. GISLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 21, 2003 by  
PATRICK M. GISLER AND JOEL T. GISLER.

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2007



21.00