

04 JUN 16 PM 2:47

Vol M04 Page 38759

State of Oregon, County of Klamath
Recorded 06/16/2004 2:47 P m
Vol M04 Pg 38759-60
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



After recording return to:
Lorenzo Benavente and Vickie R.
Benavente
8403 McLaughlin
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lorenzo Benavente and Vickie R.
Benavente
8403 McLaughlin
Klamath Falls, OR 97601
File No.: 7021-386277 (SAC)
Date: May 18, 2004

STATUTORY WARRANTY DEED

John T. Garee, Jr., Grantor, conveys and warrants to Lorenzo Benavente and Vickie R. Benavente as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 38, Tract 1084, Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

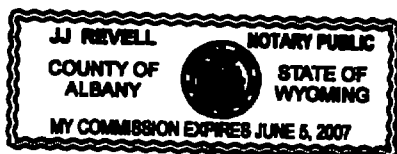
26F

38760
File No.: 7021-386277 (SAC)
Date: 05/18/2004


John T. Garee Jr.

STATE OF ~~Wyoming~~ Wyoming)
County of Albany) ss.

This Instrument was acknowledged before me on this 22 day of May, 2004
by John T. Garoe, Jr.



Notary Public for ~~Wyoming~~ Wyoming
My commission expires: