

04 AUG 27 PM 12:59

After Recording Return to:

KENNETH V. BENGE

SP127 80-000 Ave 48
Indio. Ca. 92201

Until a change is requested all tax statements

Shall be sent to the following address:

KENNETH V. BENGE

Same as above

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State of Oregon, County of Klamath

Recorded 08/27/04 12:59 P m

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Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

Aspen: 59810MS
WARRANTY DEED
(INDIVIDUAL)

HIROSHI L. SAITO and ~~MARGARET S. SAITO~~ TRUSTEES, OR SUCCESSOR TRUSTEES OF THE SAITO REVOCABLE TRUST UNDER AGREEMENT DATED JULY 15, 1992, herein called grantor, convey(s) to KENNETH V. BENGE, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 73, SIXTH ADDTION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$5,000.00.**
(here comply with the requirements of ORS 93.930)

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 **August 20, 2004.**

THE SAITO REVOCABLE TRUST UNDER AGREEMENT DATED JULY 15, 1992

Hiroshi L. Saito
HIROSHI LEO SAITO, TRUSTEE

Deceased 01/09/04
MARGARET S. SAITO, TRUSTEE

STATE OF CALIFORNIA, County of Alameda) ss.

On 25 August, 2004 personally appeared the above named **HIROSHI L. SAITO and MARGARET S. SAITO TRUSTEES** and acknowledged the foregoing instrument to be **THEIR** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059810

Before me: AMY PHABMIXAY
Notary Public for California *NV*
My commission expires: July 20, 2006

Official Seal

