

04 SEP 8 AM 11:40

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State of Oregon, County of Klamath
Recorded 09/08/04 11:40a m
Vol M04 Pg 59899
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 442300

WARRANTY DEED -- STATUTORY FORM

SHAUN M. BENKOVER and JEANNE S. BENKOVER, husband and wife, Grantor,
conveys and warrants to

THOMAS D. HOLZNAGEL, an individual, Grantee,

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

Lot 53 of Tract 1318-Gilchrist townsite, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No(s): 881459

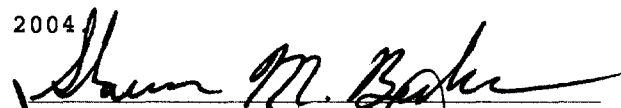

Map/Tax Lot No(s): 2409-19DD-1700

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 \$88,300.00 .

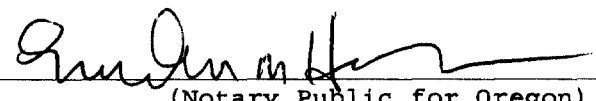
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

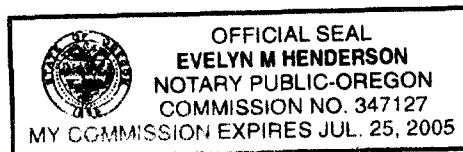
Dated this 31 day of August, 2004


SHAUN M. BENKOVER

JEANNE S. BENKOVER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on August 31, 2004 by SHAUN M.
BENKOVER and JEANNE S. BENKOVER.


(Notary Public for Oregon)
My commission expires 7-25-05



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:
THOMAS D. HOLZNAGEL
15123 SW MILLIKAN WAY APT # 233
BEAVERTON, OR 97006

TITLE NO. 7029442300
ESCROW NO. 14-0070504

21 P