



After recording return to:
Erika A. Bentsen
35133 Sprague River Road
Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
Erika A. Bentsen
35133 Sprague River Road
Sprague River, OR 97639

File No.: 7021-465585 (SAC)
Date: October 14, 2004

State of Oregon, County of Klamath

Recorded 11/01/04 3:08 p m

Vol M04 Pg 74996-97

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

John F. Backman, Jr., Grantor, conveys and warrants to **Erika A. Bentsen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Government Lots 20, 21, 28 and 29 of Section 13, and Government Lots 17, 24, 25 and 32 of Section 14, Township 36 South, Range 11 East of the Willamette Meridian, 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 **\$120,000.00**. (Here comply with requirements of ORS 93.030)

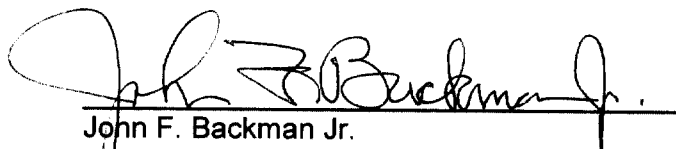
Dated this 1st day of November, 2004.

74997

APN: R335916


Statutory Warranty Deed
- continued

File No.: 7021-465585 (SAC)
Date: 10/14/2004


John F. Backman Jr.

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 1st day of November, 2004
by **John F. Backman, Jr.**


Notary Public for Klamath
My commission expires: 8-20-07

