

After Recording Return to:  
**DOUGLAS J. BENDER and SUSAN L. BENDER**  
1745 Blue Pool Way  
Chiloquin, Or 97624  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**DOUGLAS J. BENDER and SUSAN L. BENDER**  
 Same as above

State of Oregon, County of Klamath  
 Recorded 11/15/04 2:24 p m  
 Vol M04 Pg 78489-90  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

*Aspen: 60203MS*  
**WARRANTY DEED**  
 (INDIVIDUAL)

**VIRGINIA MARIE JOHNSON FACER**, herein called Grantor, convey(s) to **DOUGLAS J. BENDER and SUSAN L. BENDER, husband and wife**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$50,000.00**.  
 (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 November 11, 2004.

\_\_\_\_\_  
 \_\_\_\_\_  
*Virginia Marie Johnson Facer*  
**VIRGINIA MARIE JOHNSON FACER**

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

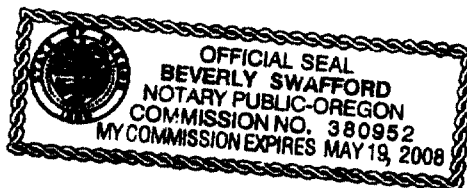
On November 15, 2004 personally appeared the above named **VIRGINIA MARIE JOHNSON FACER** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00060203

Before me: *Beverly Swafford*  
 Notary Public for Oregon  
 My commission expires: May 19, 2008  
 Official Seal



78490

**Exhibit A**

**Lot 7, Block 2, Tract No. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet of that portion of Government Lots 40, 41, 44 & 45 lying South of the Williamson River Knoll Subdivision and North of the Williamson River, situated in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon..**