

04 NOV 29 PM 3:20

MT6-66726 SH



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

STEVE R. BENNER
730 MT WHITNEY STREET
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 11/29/2004 3:20 P m
Vol M04 Pg 81796
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

STEVE R. BENNER
730 MT WHITNEY STREET
Klamath Falls, OR 97601

Escrow No. MT66726-SH

SPECIAL WARRANTY DEED

STEVEN R. BENNER and COLLEEN R. BENNER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to STEVE R. BENNER and COLLEEN R. BENNER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lots 1 and 2, Block 15, FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-029CD-10700-000 Key No.: 368275
Tax Account No.: 3809-029CD-10800-000 Key No.: 368266

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$1.00.

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 29 day of Nov, 2004

STEVEN R. BENNER

COLLEEN R. BENNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 29, 2004 by STEVEN R. BENNER and COLLEEN R. BENNER.

Stacy M. Howard
(Notary Public)
My commission expires 11/18/2007

2/0