

05 FEB 9 AM 11:15

MTT-68109

Vol M05 Page 08997



State of Oregon, County of Klamath
Recorded 02/09/05 11:15 a m
Vol M05 Pg 08997
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

After recording return to:

Steven J. Jeter

PO Box 25427

Eugene, OR 97402

Until a change is requested all

tax statements shall be sent to

The following address:

Steven J. Jeter

PO Box 25427

Eugene, OR 97402

Escrow No. OM072636GC

STATUTORY WARRANTY DEED

Thomas R. Benschoter and Julia G. Benschoter, as tenants by the entirety, Grantor(s) hereby convey and warrant to ~~Steven J. Jeter and Coralee Jeter, as tenants by the entirety~~, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon, free of encumbrances except as specifically set forth herein:

*Coralee A. Jeter and Steven J. Jeter, as tenants by the entirety

Lot 38 in Block 2, Tract 1098- SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 138407

2310-035B0-06800-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$22,500.00**.

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 21 day of JANUARY, 2005

Thomas R. Benschoter

Julia G. Benschoter

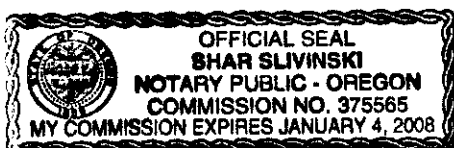
State of Oregon

County of clackamas

This instrument was acknowledged before me on January 21, 2005 by Thomas R. Benschoter and Julia G. Benschoter.

(Notary Public for Oregon)

My commission expires Jan. 4 2008



210km