



After recording return to:

Karl and Dawna Bender
3039 Myrtle Street
North Bend, Oregon 97459

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 02/22/2005 8:54 a m
Vol M05 Pg 11342
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

David Robert Thompson and Elizabeth Jane Thompson, Trustees of the Thompson Family Trust, dated August 16, 2000 Grantor, conveys and warrants to Karl and Dawna Bender, Grantee the following described real property free of liens and encumbrances, except as specifically set fourth herein.

Lot 10 Block 61 of the fifth addition to Nimrod River Park, according to the official plat thereof on file of the County Clerk of Klamath County, Oregon

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 \$4500.00 (Here comply with requirements of ORS 93.030)

David Robert Thompson, Trustee
Elizabeth Jane Thompson, Trustee

STATE OF California)
County of Los Angeles)ss.

This instrument was acknowledged before me on this 4th day of February, 20 05
by

Deanna Cabral

Notary Public for Los Angeles, CA
My commission expires: 5/29/2005

