

05 MAR 18 AM 11:29

Vol M05 Page 17777



After recording return to:  
Jeffrey L. Benoit  
12534 Valley View Street #341  
Garden Grove, CA 92845

Until a change is requested all tax statements  
shall be sent to the following address:  
Jeffrey L. Benoit  
12534 Valley View Street #341  
Garden Grove, CA 92845

File No.: 7021-528203 (SAC)  
Date: March 11, 2005

State of Oregon, County of Klamath  
Recorded 03/18/2005 11:29a m  
Vol M05 Pg 17777-78  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Gregory J. Havird**, Grantor, conveys and warrants to **Jeffrey L. Benoit**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 3 in Block 23 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 **\$153,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of March, 20 05

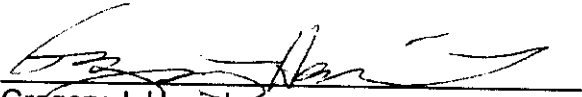
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APN: 215591

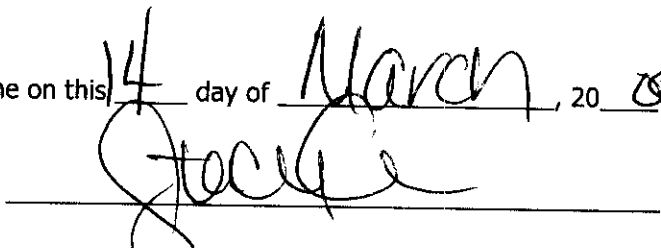
Statutory Warranty Deed  
- continued

File No.: 7021-528203 (SAC)  
Date: 03/11/2005

  
Gregory J. Havird

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of March, 2005  
by **Gregory J. Havird**.

  
Notary Public for Oregon  
My commission expires: 8-2-07

