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MTL - 70070W



Vol M05 Page 51331

State of Oregon, County of Klamath  
Recorded 07/06/05 11:07 a. m  
Vol M05 Pg 51331  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:  
JEFFERY L. BENTLEY  
4841 TRAVIS WAY  
KLAMATH FALLS, OR 97603

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

JEFFERY L. BENTLEY  
4841 TRAVIS WAY  
KLAMATH FALLS, OR 97603

Escrow No. MT70070-LW

### STATUTORY WARRANTY DEED

**THEODORE J. NICK, JR. and VOLANDTA M. NICK, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JEFFERY L. BENTLEY and JAIME L. STANFORD, with the rights of survivorship**, 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:

Lot 5, Block 5 of Tract No. 1126, FIRST ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013BB-01200-000

Key No: 568932

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 **\$163,000.00**.

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.

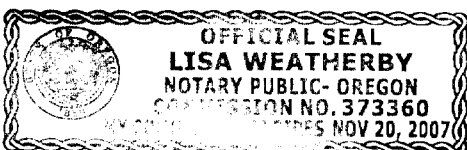
Dated this 29 day of June 2005.

Theodore J. Nick Jr.  
THEODORE J. NICK, JR.

Volandta M. Nick  
VOLANDTA M. NICK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 29, 2005 by THEODORE J. NICK, JR. and VOLANDTA M. NICK.



Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

2/10 am