

05 JUL 10 PM 3:12

MT69382MS



Vol M05 Page 55140

State of Oregon, County of Klamath
Recorded 07/18/05 3:12 P m
THIS SPAC Vol M05 Pg 55140-41
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Terry M. Bennett

630 North 5th Street

Klamath Falls, OR 97601

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

Terry M. Bennett

630 North 5th Street

Klamath Falls, OR 97601

Escrow No. MT69382-MS

Title No. 0069382

SWD

STATUTORY WARRANTY DEED

Phillip L. Eubanks and Sandra J. Eubanks, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Terry M. Bennett and Dennis J. Bennett, 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:

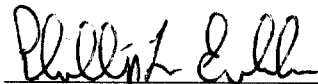
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

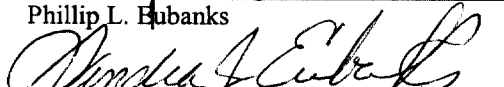
The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 18th day of July, 2005.

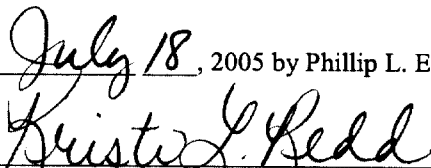


Phillip L. Eubanks


Sandra J. Eubanks

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2005 by Phillip L. Eubanks and Sandra J. Eubanks.


(Notary Public for Oregon)



My commission expires 11/16/2007

260
cam

55141

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS 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.

Beginning at the Southwesterly corner of Lot 4, Block 44, NICHOLS ADDITION to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at page 281, Deed Records of Klamath County, Oregon; thence Northwesterly along the Southerly line of property described in Book 176 at page 281, Deed Records of Klamath County, Oregon, to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

Tax Account No: 3809-029DC-15700-000
369087

Key No: