



After recording return to:
Nicole O'Neil

2513 Blg St.
Klamath Falls, OR
97603

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

File No.: 7021-650596 (SAC)
Date: August 24, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State Of Oregon, County Of Klamath

M05-63182

08/30/2005 03:48:08 PM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Mark D. Benson, Grantor, conveys and warrants to **Nicole O'Neill**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 in Block 7 of BUENA VISTA 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. EXCEPTING THEREFROM the Southerly 2 feet thereof.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$"The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor."** (Here comply with requirements of ORS 93.030)

26F

APN: 435023

Statutory Warranty Deed
- continued

File No.: 7021-650596 (SAC)
Date: 08/24/2005

Dated this 09 day of August, 2005

Mark D. Benson

Mark D. Benson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 09 day of August, 2005
by **Mark D. Benson**.

[Signature]
Notary Public for Oregon
My commission expires: 8/20/07

