

MTC-71284 TM



M05-64348

Klamath County, Oregon

09/15/2005 02:54:25 PM

Pages 1 Fee: \$21.00

After recording return to:

Charles Benge

549 BROOKSIDE LANE

CENTRAL POINT, OR 97502

Until a change is requested all

tax statements shall be sent to

The following address:

Charles Benge

549 BROOKSIDE LANE

CENTRAL POINT, OR 97502

Escrow No. MT71284-TM

Title No. 0071284

SWD

STATUTORY WARRANTY DEED

Ernest E. Rose and Catherine A. Rose, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Charles Benge**, 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 301, DARROW 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.

Tax Account No: 3809-033DA-08000-000

Key No: 615169

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 **\$82,900.00**.

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 15 day of September, 2005

Ernest E. Rose
Ernest E. Rose

Catherine A. Rose
Catherine A. Rose

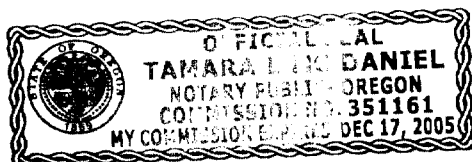
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2005 by Ernest E. Rose and Catherine A. Rose.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/00