

M05-65551

Klamath County, Oregon

09/30/2005 03:51:48 PM

Pages 3 Fee: \$31.00

This document prepared by (and after
recording return to):)

Name: Deanida Benavidez)

Firm/Company:)

Address: 4440 Balsam Dr.)

Address 2:)

City, State, Zip: Klamath Falls, OR 97601)

Phone:)

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

Deanida ~~Benevidez~~ Benavidez)

4440 Balsam Drive)

Klamath Falls, OR 97601)

Escrow No. MT71662-KR)

Title No. 0071662)

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AMTC 71662 KR

WARRANTY DEED
(Corporation to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Klamath Basin Habitat for Humanity, Inc., a Corporation organized under the laws of the state of Oregon, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto Deanida Benavidez ^{Below} ~~** see /~~ ☒ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

**Grantee - Deanida Benavidez

Describe Property of State "SEE DESCRIPTION ATTACHED"

~~Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Oregon.~~

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

21 AM

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises: that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$118,000.00
~~[However, the actual consideration consists of or included other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.] (The sentence between the symbols ([]), if not applicable, should be deleted. See ORS 93.030.) -----~~

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year N/A shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The true consideration for this conveyance is \$ see above (Here comply with the requirements of ORS 93.030)

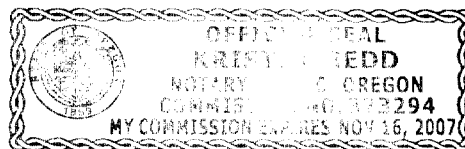
IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 20th day of September, 2005

{Name of Corporation}
Klamath Habitat for Humanity, Inc., an
Oregon corporation
BY: Kristina M. John, President
{Type Name}
TITLE: {Title with Corporation}

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.

STATE OF OREGON

COUNTY OF KLAMATH



This instrument was acknowledged before me on September 20, 2005 (date) by
Kristina M. John (name(s) of person(s)) as
President (type of authority, e.g., officer, trustee, etc.) of
Klamath Habitat for Humanity, Inc., (name of party on behalf of whom instrument
was executed) /an Oregon corporation.

Kristina M. Redd
NOTARY PUBLIC
Print Name: 11/16/2007

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 of TRACT 1326, being a Replat of Lots 1,2,3,4,5 and 6 in Block 10, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-007CB-14000-000

Key No: 882489