



MTC 71926-TM

M05-66157

Klamath County, Oregon

10/10/2005 02:37:33 PM

Pages 2 Fee: \$26.00

After recording return to:

DONALD G. BENJAMIN

2736 Altamont Drive
Klamath Falls, OR 97601

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

DONALD G. BENJAMIN

2736 Altamont Drive
Klamath Falls, OR 97601

Escrow No. MT71926-TM

Title No. 0071926

STATUTORY WARRANTY DEED

TONY L. DELLA RIPPA AS TO PARCEL 1 AND ANTHONY DELLA RIPPA AND ANNA MARIE DELLA RIPPA, AS TRUSTEES OF THE DELLA RIPPA FAMILY TRUST, INITIALLY CREATED OCTOBER 20, 1987, Grantor(s) hereby convey and warrant to DONALD G. BENJAMIN and DEEANNA L. BENJAMIN, 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 **\$0.00**.

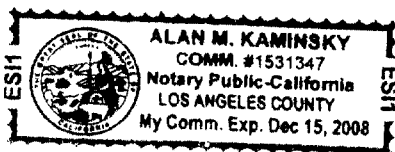
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3 day of October, 2005

T. Della Ripa
TONY L. DELLA RIPPA,
BY: Anthony Della Ripa
ANTHONY DELLA RIPPA, TRUSTEE
BY: Anna Marie Della Ripa
ANNA MARIE DELLA RIPPA, TRUSTEE

State of CALIFORNIA
County of LOS ANGELES

This instrument was acknowledged before me on OCT 3, 2005 by ANTHONY DELLA RIPPA, ANNA MARIE DELLA RIPPA AND TONY L. DELLA RIPPA.



Alan M. Kaminsky
(Notary Public)
My commission expires Dec 15 2008

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

EXCEPTING THEREFROM a tract of land being a portion of Lot 1, Block 3 of First Addition to Altamont Acres, also being in the SE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, at the intersection of Altamont Drive and Boardman Avenue rights-of-way; thence Southerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Northwesterly to a point on the South right of way line of Boardman Avenue 60.00 feet Westerly of the Northeast corner of said Lot 1 (point of beginning); thence Easterly 60.00 feet to the point of beginning

Tax Account No.: 3909-003CD-00100-000

Key No.: 527424

PARCEL 2:

Lot 2 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-003CD-00200-000

Key No.: 527433

PARCEL 3:

The N1/2 of Lot 23 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.: 3909-003CD-00201-000

Key No.: 873991