



mtc-71309 KR

**M05-66918**

Klamath County, Oregon

10/19/2005 02:59:49 PM

Pages 2 Fee: \$26.00

After recording return to:

Mark D. Benson

1200 Lynnewood Drive

Klamath Falls, OR 97601

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

Mark D. Benson

1200 Lynnewood Drive

Klamath Falls, OR 97601

Escrow No. MT71369-KR

Title No. 0071369

STUD

### STATUTORY WARRANTY DEED

**DMR Enterprises, LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Mark Benson**, 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:

A portion of Lots 1 and 2, Block 31, HOT SPRINGS ADDITON TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 31 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence running Northeasterly along the Southeasterly line of LeRoy Street a distance of 50 feet to a point; thence Southeasterly at right angles to said Southeasterly line of LeRoy Street a distance of 75 feet to a point; thence Southwesterly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwesterly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.

Tax Account No: 3809-028BC-14600-000

Key No: 216858

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 13<sup>th</sup> day of Oct 2005

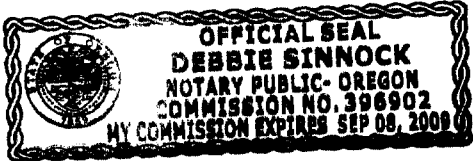
DMR Enterprises, LLC, an Oregon Limited Liability Company

BY: David M. Ramirez  
David M. Ramirez, Member

State of Oregon  
County of KLAMATH

2600

This instrument was acknowledged before me on 10-13-05, 2005 by David M. Ramirez as a Member for DMR Enterprises, LLC, an Oregon Limited Liability Company.



Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09