



After recording return to:

Arnold Dague and Catherine Dague
3998 Bordeaux Lane
Hemet, CA 92544

Until a change is requested all tax statements
shall be sent to the following address:
Arnold Dague and Catherine Dague
Address as shown above

File No.: 7021-696417 (MTA)
Date: October 18, 2005

M05-67560

Klamath County, Oregon

10/26/2005 03:53:53 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

DAVID N. BENDER, JR. and ELIZABETH PETO-BENDER, Grantor, conveys and warrants to **ARNOLD DAGUE and CATHERINE DAGUE, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12, Block 4, Tract 1029, Sprague River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-'06** 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 **\$16,000.00**. (Here comply with requirements of ORS 93.030)

HeF

APN: R208144

Statutory Warranty Deed
- continued

File No.: 7021-696417 (MTA)
Date: 10/18/2005

Dated this 25th day of October, 2005.

David Neal Bender Jr.
David N. Bender Jr.

Elizabeth Peto Bender
Elizabeth Peto-Bender

STATE OF Texas)
County of BELL)ss.

This instrument was acknowledged before me on this 25th day of October, 2005
by **David N. Bender, Jr. and Elizabeth Peto-Bender.**



Bonnie Myers Johnston

Notary Public for Texas
My commission expires: