

**M05-68451**

Klamath County, Oregon

11/07/2005 10:57:08 AM

Pages 1 Fee: \$21.00

After Recording Return to:

**TERRY BENNETT**

**125 N. 9TH**

**KLAMATH FALLS, OR. 97601**

Until a change is requested all tax statements

Shall be sent to the following address:

**TERRY BENNETT**

**125 N. 9th**

**KLAMATH FALLS, OR. 97601**

**WARRANTY DEED**

(INDIVIDUAL)

*ATE-62507 SH*

**KARAN LORADITCH and LESTER A. LORADITCH**, herein called grantor, convey(s) to **TERRY BENNETT** and **LISA SHERRILL**, ~~herein called grantee~~, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**\*NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP**

**The South 50 feet of Lot 332, Block 112, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 001 MAP 3809-033AC TL 00200 KEY #480214**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$75,000.00**.  
(here comply with the requirements of ORS 93.930)

**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 : 11/1/2005

\_\_\_\_\_

*Karan Loraditch*  
\_\_\_\_\_  
**KARAN LORADITCH**

\_\_\_\_\_

*Lester A. Loraditch*  
\_\_\_\_\_  
**LESTER A. LORADITCH**

STATE OF OREGON, County of Klamath ) ss.

11-1-2005 personally appeared the above named **KARAN LORADITCH** and **LESTER A. LORADITCH** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

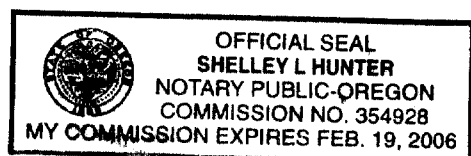
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062507

Before me: *Sgt. L. H.*

Notary Public for Oregon

My commission expires: 2-19-2006

Official Seal



*#21-A*