

MTC-71997 TM



M05-70889

Klamath County, Oregon

12/12/2005 02:46:07 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

SCOTT R. REUCK  
2013 RECLAMATION AVENUE  
KLAMATH FALLS, OR 97601

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

SCOTT R. REUCK  
2013 RECLAMATION AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT71997-TM  
Title No. 0071997

STATUTORY WARRANTY DEED

SUSAN VALEZ and WILLIAM VALEZ, as tenants by the entirety, Grantor(s) hereby convey and warrant to SCOTT R. REUCK AND AMY A. MARTIN, AS TENANTS BY THE ENTIRETY AND STEVE R. BENNER AND COLLEEN R. BENNER, 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:

Lot 794, Block 105 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DB-06300-000 Key No: 612670

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 \$73,000.00.

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 12 day of December, 2005

Susan Valez  
SUSAN VALEZ

William Valez  
WILLIAM VALEZ

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 12, 2005 by SUSAN VALEZ and WILLIAM VALEZ.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



21.00