



After recording return to:
Lance G. Bennett and Desiree F.
Bennett
5510 Schiesel Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Lance G. Bennett and Desiree F.
Bennett
5510 Schiesel Avenue
Klamath Falls, OR 97603
File No.: 7021-708231 (DMC)
Date: December 20, 2005

M06-00413

Klamath County, Oregon

01/09/2006 03:05:25 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Robert Nelson, Grantor, conveys and warrants to **Lance G. Bennett and Desiree F. Bennett as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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. **AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)).**

The true consideration for this conveyance is **\$189,000.00**. (Here comply with requirements of ORS 93.030)

3/6

APN: 523357

Statutory Warranty Deed
- continued

File No.: 7021-708231 (DMC)
Date: 12/20/2005

Dated this 3 day of January, 2006.

Robert Nelson
Robert Nelson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of January, 2006
by **Robert Nelson**.



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Notary Public for Oregon
My commission expires: 11/7/09

EXHIBIT A

LEGAL DESCRIPTION:

Lot 14 Schiesel Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with that vacated portion of Logan Street, as vacated by Commissioners Journal Volume M75 page 2812, records of Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 14, Schiesel Tracts; thence North 0°09' East along the Westerly line of said Lot 14, 90.3 feet, to the radius point of a curve to the right; thence South 89°13' West, 25 feet to the Westerly line of said Schiesel Tracts; thence South 0°09' West 90.3 feet to the Southwest corner of Schiesel Tracts; thence North 89°13' East along the Southerly line of Schiesel Tracts, 25 feet to the point of beginning, dedicated May 14, 1958.