



mtc-72045

THIS SPACE RE

M06-00764

Klamath County, Oregon

01/13/2006 02:32:55 PM

Pages 2 Fee: \$26.00

After recording return to:

Mark Keith

PO Box 1625

Bend, OR 97709

Until a change is requested all

tax statements shall be sent to

The following address:

Mark Keith

PO Box 1625

Bend, OR 97709

Escrow No. OM083222GC

Title No. 0072045

STATUTORY WARRANTY DEED

Arthur N. Benefiel, Grantor(s) hereby convey and warrant to **Mark Keith as to an undivided 50% interest, and Constantine James Pulos as to an undivided 50% interest, as tenants in common**, 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 28 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No.: 9635

2407-007D0-06100-000

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:

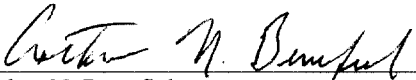
Attached Exhibit A - Map for permissible building locations.

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

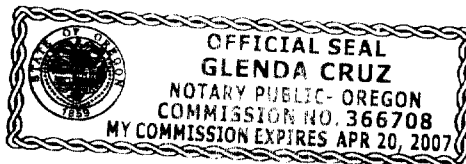
The true and actual consideration for this conveyance is **\$109,000.00**.

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 DOES 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)).

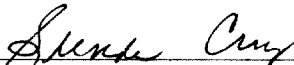
Dated this 12 day of JAN., 2006.


Arthur N. Benefiel

State of Oregon
County of Deschutes



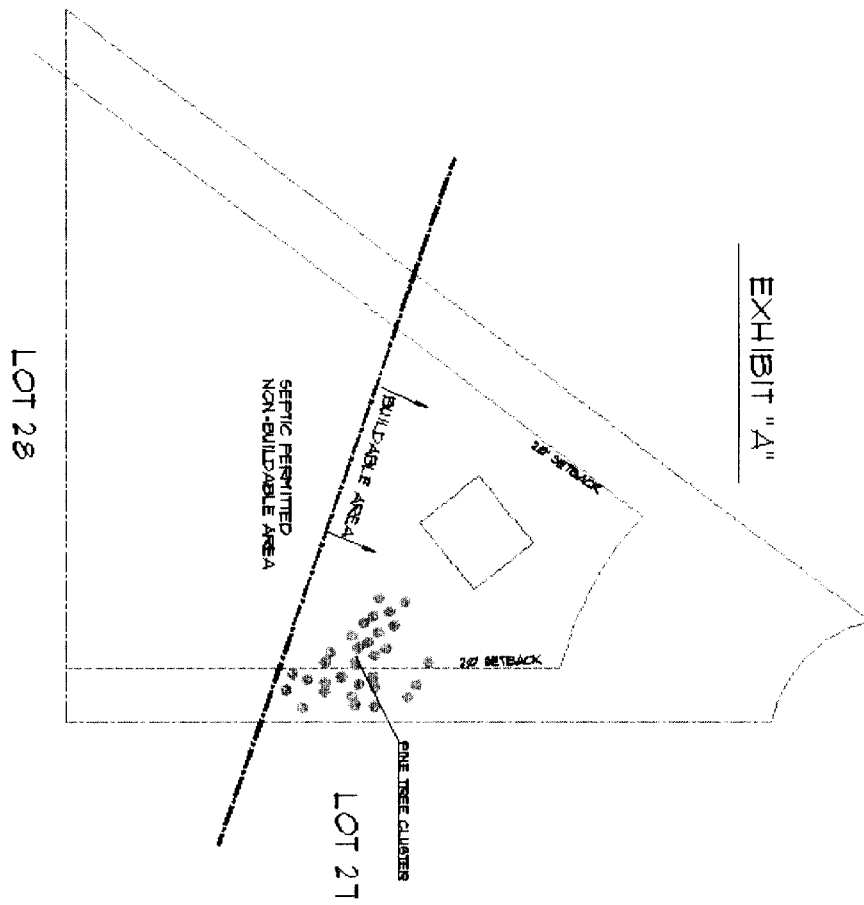
This instrument was acknowledged before me on January 12, 2006 by Arthur N. Benefiel.


(Notary Public for Oregon)

My commission expires 4.20.2007

2600

EXHIBIT "A"



Arthur N. Benefiel
Arthur N. Benefiel

Mark Keith
Mark Keith

Constantine James Pulos
Constantine James Pulos