

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Dennis & Terry Bennett  
630 N 5TH ST  
KLAMATH FALLS ORG 97601  
Grantor's Name and Address

M06-02317

Klamath County, Oregon

02/07/2006 12:20:40 PM

Pages 2 Fee: \$26.00

SPACE RESERVED  
FOR  
RECORDER'S USE

and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

After recording, return to (Name, Address, Zip):

SAME

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dennis & Terry Bennett  
630 N 5TH ST  
KLAMATH FALLS, ORG 97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Dennis & Terry Bennett

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
Bennett Family Trust  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain  
real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in  
KLAMATH County, State of Oregon, described as follows, to-wit:

Sec EXHIBIT A on  
next page

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate  
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on Feb 6, 2006; if  
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized  
to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-  
RING 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 REGULA-  
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED  
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-  
EST 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)).

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

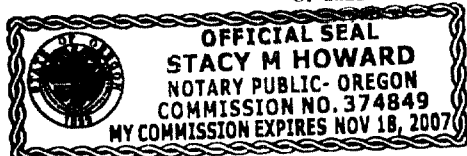
by Dennis & Terry Bennett

This instrument was acknowledged before me on

by

as

of



Stacy M Howard  
Notary Public for Oregon  
My commission expires 11/18/2007

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the \_\_\_\_\_ COUNTY of \_\_\_\_\_ KLAMATH :  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

LOT 6, EXCEPTING THEREFROM THE SOUTHWESTERLY 36 FEET AND THE SOUTHWESTERLY 45 FEET OF LOT 7, BLOCK 62, NICHOLS 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.

which currently has the address of \_\_\_\_\_  
[Street]  
920 GRANT STREET  
KLAMATH FALLS [City] , Oregon 97601 [Zip Code]  
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.