

M06-10475

Klamath County, Oregon

05/24/2006 10:33:27 AM

Pages 1 Fee: \$21.00

After Recording Return to:

TERRY BENNETT

125 N 9th St.
Klamath Falls, OR
Until a change is requested all tax statements
Shall be sent to the following address:
Same as Above

ASPEN: 63157MS

WARRANTY DEED
(INDIVIDUAL)

CHRISTOPHER M. KIRCHER, herein called grantor, convey(s) to TERRY BENNETT, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 17 and 18, Block 24, Tract No. 1027, MT. SCOTT MEADOWS SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3107-012DO TL 05400 KEY #83590
CODE 008 MAP 3107-012DO TL 05500 KEY #83812

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 \$7,000.00.
(here comply with the requirements of ORS 93.930)

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 March 29, 2006.


CHRISTOPHER M. KIRCHER

STATE OF OREGON, County of Klamath) ss.

On May 23, 2006 personally appeared the above named CHRISTOPHER M. KIRCHER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063157

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal

