

**M06-11298**

Klamath County, Oregon

06/02/2006 03:44:05 PM

Pages 2 Fee: \$26.00



After recording return to:

Dennis J. Bennett

125 N. 9th St.  
City, 97601

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

Dennis J. Bennett

Address as shown above.

File No.: 7021-817212 (MTA)

Date: May 31, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**RUTH A. BOWEN**, Grantor, conveys and warrants to **DENNIS J. BENNETT**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Beginning at a point on the West line of Sixth Street, 110 feet Northwest from the Southeasterly corner of Block 51 of First Addition to the City of Klamath Falls, Oregon; thence Northwest on said West line 50 feet; thence Southwest and parallel with High Street 71 feet; thence Southeast parallel with Sixth Street 50 feet; thence Northeast parallel with High Street 71 feet to the place of beginning.**

**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.

The true consideration for this conveyance is **\$139,000.00**. (Here comply with requirements of ORS 93.030)

B  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

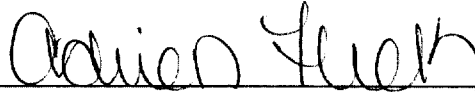
Dated this 31st day of May, 2006.



Ruth A. Bowen

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1 day of June, 2006  
by **Ruth A. Bowen.**



Notary Public for Oregon

My commission expires: ~~March 22, 2009~~ 12-3-06

