

MTC 1396 - 7775

THIS SPACE RESER

M06-12798

Klamath County, Oregon

06/22/2006 11:40:25 AM

Pages 1 Fee: \$21.00

After recording return to:

Dennis J. Bennett

630 N 5th Street

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to

The following address:

Dennis J. Bennett

630 N 5th Street

Klamath Falls, OR 97601

SWD

STATUTORY WARRANTY DEED

Dennis J. Bennett, Grantor(s) hereby convey and warrant to **Dennis Bennett and Teresa Bennett, Trustees of the Bennett Family Trust Dated March 11, 2004**, 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:

The Southwesterly 35.2 feet of Lot 2, Block 41, FIRST 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.

Tax Account No: 3809-032BA-11700-000

Key No: 411245

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:

The true and actual consideration for this conveyance is **\$1.00**.

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 19 day of June, 2006



Dennis J. Bennett

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 19, 2006 by Dennis J. Bennett.



(Notary Public for Oregon)

My commission expires Nov 18, 2007

AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

21.00