



THIS SPACE

2006-017737
Klamath County, Oregon



09/01/2006 03:27:07 PM

Fee: \$21.00

After recording return to:

Suzanne Bennett

P.O. Box 406

Keno, OR 97627

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

Suzanne Bennett

P.O. Box 406

Keno, OR 97627

Escrow No.

MT76228-SH

Title No.

0076228

SWD

mtc - 76228 SH
STATUTORY WARRANTY DEED

Claude T. Bergeron and Barbara A. Bergeron, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Suzanne Bennett and Stanley Jay Bennett, as tenants by the entirety**, 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 E1/2 of the W1/2 of the NW1/4 of the SE1/4 and the W1/2 of the E1/2 of the NW1/4 of the SE1/4 of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Chiloquin Agency Highway No. 422.

Tax Account No: 3407-028D0-02300-000

Key No: 196068

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$279,900.00**.

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 30th day of August 2006

Claude T. Bergeron
Claude T. Bergeron

Barbara A. Bergeron
Barbara A. Bergeron

State of Oregon

County of Deschutes

This instrument was acknowledged before me on August 30th, 2006 by Claude T. Bergeron and Barbara A. Bergeron.

Angie M Eckley
(Notary Public for Oregon)

My commission expires 2-27-2010

