



After recording return to:
Daniel Bennetts
4441 Bartlett Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Daniel Bennetts
Address as shown above.
Klamath Falls, OR 97603

File No.: 7029-888457 (MTA)
Date: August 31, 2006

2006-017741
Klamath County, Oregon



09/01/2006 03:33:02 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Antonio H. Cobian and Sara Cobian, as tenants by the entirety, Grantor, conveys and warrants to **Daniel Bennetts**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

W 1/2 OF LOT 22 IN BLOCK 2 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

DUB
 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 1 day of September, 2006.

Antonio H. Cobian
 Antonio H. Cobian

Sara Cobian
 Sara Cobian

STATE OF Oregon)
)ss.
 County of Klamath)

This instrument was acknowledged before me on this 1st day of September, 2006
 by **Antonio H. Cobian and Sara Cobian**.

Marlene T. Addington
 Notary Public for Oregon
 My commission expires: March 22, 2009

