



THIS SPACE RES

2006-019388  
Klamath County, Oregon



09/26/2006 03:44:59 PM

Fee: \$21.00

After recording return to:

Terry Bennett

630 N. 5th Stret

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Terry Bennett

630 N. 5th Stret

Klamath Falls, OR 97601

Escrow No. MT75842-SH

Title No. 0075842

SWD

MT75842-SH

### STATUTORY WARRANTY DEED

**Wyanzo Greene**, Grantor(s) hereby convey and warrant to **Terry Bennett**, 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:

Lot 1 in Block 53, SECOND ADDITION TO HOT SPRINGS 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. EXCEPTING THEREFROM the Southerly 10 feet and together with that portion of vacated alley which inured thereto.

Tax Account No: 3809-028CC-00100-000

Key No: 372233

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 **\$55,000.00**.

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.

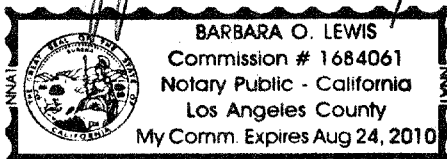
Dated this 21<sup>ST</sup> day of Sept 2006.

Wyanzo Greene

~~State of Oregon~~ California  
~~County of Klamath~~ Los Angeles

This instrument was acknowledged before me on Sept 21, 2006 by Wyanzo Greene.

*who appeared and produced FD*



~~Notary Public for Oregon~~ State of California  
My commission expires Aug 24, 2010