

2006-024283

Klamath County, Oregon



00010488200600242830020025

12/07/2006 03:28:29 PM

Fee: \$26.00

After Recording Return to:

JEREMY D. BENJAMIN and

TONI J. BENJAMIN

6821 Henley Rd
Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEN: 64209PS

WARRANTY DEED

(INDIVIDUAL)

BILLY G. LEAMING and ADELINE E. LEAMING, herein called grantor, convey(s) to JEREMY D. BENJAMIN and TONI J. BENJAMIN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$180,000.00.
(here comply with the requirements of ORS 93.930)

JB
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated December 5, 2006.

Billy G. Leaming
BILLY G. LEAMING
Adeline E. Leaming
ADELINE E. LEAMING

STATE OF WASHINGTON, County of King) ss.

On December 5, 2006 personally appeared the above named BILLY G. LEAMING and ADELINE E. LEAMING and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

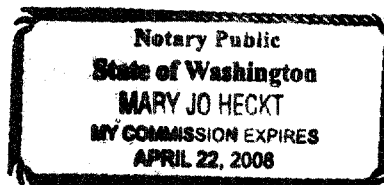
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064209

Before me: *Mary Jo Heckt*
Notary Public for Washington
My commission expires:

Official Seal



\$26-A

Exhibit A

PARCEL 1

A Portion of the N 1/2 of NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point on the North right of way line of the County Road which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet more or less to the point of beginning.

PARCEL 2

A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point on the North right of way line of the County Road with lies South 89°33' West a distance of 1755.3 and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet, more or less to the point of beginning.

PARCEL 3

All that portion of the NW 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 25; thence South 89°33' West 158 feet; thence North 0°27' West 276.3 feet; thence North 89°33' East 158 feet; thence South 0°27' East 276.3 feet to the point of beginning.

CODE:198 MAP 3909-025A0 TL 03000 KEY R584022

CODE:198 MAP 3909-025A0 TL 03900 KEY R584004