

ES NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2007-001164
Klamath County, Oregon



00013448200700011640020026

01/23/2007 11:29:32 AM

Fee: \$26.00

RTROLAND, INC.
HC71, Box 495C % P. Browning
Hanover, NM 88041
Mr. John C. Beneditz
362 N. Locan Ave
Fresno, CA 93727

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Mr. John C. Beneditz
362 N. Locan Ave
Fresno, CA 93727

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mr. John C. Beneditz

H.C.71, Box 495c % P. Browning
Hanover, N M 88041

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

~~RTROLAND, INC., A Nevada Corporation~~

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

~~John C. Beneditz~~

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 48, BLOCK 70, NIMROD RIVER PARK, 5TH ADDITION

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

~~xxxxxx In executing this deed, where the grantor requires the signature of the grantor, and all grantors, the grantor shall be made so that this deed shall only qualify for corporations and individuals. xxxxxxxx~~

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

X
Robert M. Tropp, President

CALIFORNIA
STATE OF ~~OREGON~~ County of Santa Barbara ss.

This instrument was acknowledged before me on 01/18/07

by Robert M. Tropp, President

This instrument was acknowledged before me on _____

by _____

as _____

of _____

see attachment
for seal

Notary Public for Oregon

My commission expires 10/26/07

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

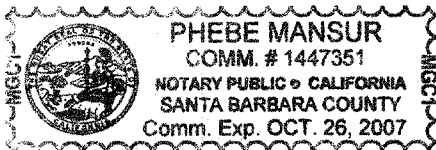
State of California

County of Santa Barbara

On 01/18/2007, before me, Phebe Mansur, Notary Public, personally appeared
Robert M Tropp, President

☐ personally known to me.

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same is his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their own signatures(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Phebe Mansur

Comm exp: 10/26/07
805-685-2277

Title or Type of Document: Warranty Deed

Document Date: 01/18/2007

Number of Pages: 01