2007-001354 Klamath County, Oregon



After recording return to: Luis A. Trujillo 2053 Reclamation Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Luis A. Trujillo
2053 Reclamation
Klamath Falls, OR 97601

File No.: 7021-959450 (DMC) Date: January 02, 2007

STATUTORY WARRANTY DEED

Martin Benik, Grantor, conveys and warrants to **Luis A. Trujillo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE EASTERLY 33 1/2 FEET OF LOT 789, BLOCK 105, MILLS 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.

Subject to:

1. 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 \$115,000.00. (Here comply with requirements of ORS 93.030)

APN: **R891428**

Statutory Warranty Deed
- continued

File No.: **7021-959450 (DMC)** Date: **01/02/2007**

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, 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 24 day of	anuary	, 20 0 7.	
Mut 6.	L		
Martin Benik			
STATE OF))ss.		
County of)		
This instrument was acknow by Martin Benik .	ledged before me on this	day of	, 20
	-	ublic for Oregon	
	My comn	mission expires:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)	
County ofMARIN	ss.	
On Junion 29, 2002, before me, personally appeared Mortin	Robert D. Wallace, Noton Publi	
ROBERT D. WALLACE Commission # 1668762 Notary Public - California Marin County My Comm. Expires May 21, 2010	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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
Though the information below is not required by law,	WITNESS my hand and official seal. Signature of Notary Public TIONAL it may prove valuable to persons relying on the document	
Description of Attached Document Title or Type of Document:	Hury Warranh Deed	
Document Date: 1/29107	Number of Pages:	
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	

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Item No. 5907 Reorder: Call Toll-Free 1-800-876-6827