



THIS SPACE RESI

2007-002516

Klamath County, Oregon



02/13/2007 03:11:00 PM

Fee: \$26.00

MT78340-TM

After recording return to:

Rafael Angulo Benavidez

743 N. 11th St.

K. Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Rafael Angulo Benavidez

743 N. 11th St.

K. Falls, OR 97601

Escrow No. MT78340-TM

Title No. 0078340

SWD

STATUTORY WARRANTY DEED

Justin F. Matson, Grantor(s) hereby convey and warrant to **Rafael Angulo Benavidez**, 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:

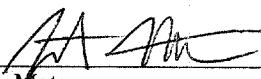
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

The true and actual consideration for this conveyance is **\$95,000.00**.

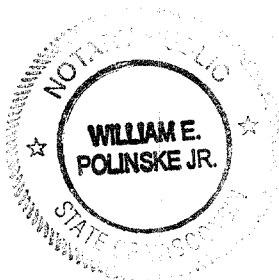
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 09 day of February, 2007.


Justin F. Matson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 9, 2007 by Justin F. Matson.




(Notary Public for Oregon)

My commission expires 2/15/09

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East line of 11th Street, at a point 95 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION to the City of Klamath Falls, as shown by the duly recorded plat thereof; thence Northeasterly at right angles to 11th Street to the Northerly line of said Lot 4; thence Westerly along the Northerly line of said Lot 4 to the most Westerly corner of said Lot 4; thence Southeasterly along the East line of 11th Street, to the point of beginning, being said Lot 4, EXCEPT the Southerly 95 feet thereof.