

**Grantor:**  
Kristin Elaine Worthley Benoit  
8243 Avenida Leon  
Rancho Cucamonga, CA 91730

**Grantee:**  
Jeffrey Leo Benoit  
12534 Valley View St., #341  
Garden Grove, CA 92845

**After recording return to:**  
Jeffrey Leo Benoit  
12534 Valley View St., #341  
Garden Grove, CA 92845

**Until requested otherwise, send all tax statements to:**  
Jeffrey Leo Benoit  
12534 Valley View St., #341  
Garden Grove, CA 92845

**2007-002950**  
Klamath County, Oregon



00015588200700029500030039

02/21/2007 10:30:23 AM

Fee: \$31.00

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

### **BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that KRISTIN ELAINE WORTHLEY BENOIT hereinafter grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEFFREY LEO BENOIT, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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 11, BLOCK 36, HOT SPRINGS ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH  
COUNTY, OREGON.

Commonly known as: 1930 Manzanita Street, Klamath Falls, OR 97601

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

The true and actual consideration paid for this transfer, stated in terms of dollars is \$-0-. This is a transfer to a former spouse in connection with a property settlement agreement and decree of dissolution of a marriage.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 2-8-07; 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 ORS 197.362. 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.

K E W orthley  
Kristen Elaine W orthley  
Bernard

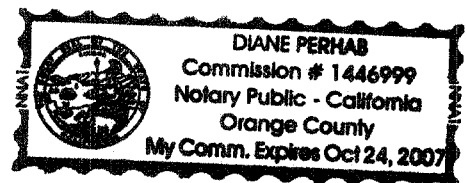
STATE OF CALIFORNIA, County of Orange )ss.

On 2/2/07, before me, Diane Perhab Notary Public personally appeared Kristen Elaine W orthley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature Diane Perhab

(This area for official notarial seal)



## ACKNOWLEDGEMENT

State of California

County of Orange

On this 8<sup>th</sup> day of February in the year 2007, before me, Diane Perhab, Notary Public, personally appeared KRISTIN ELAINE WORTHLEY BENOIT, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person upon behalf of which the person acted, executed the instrument.

DATED: 2/8/07



Diane Perhab



\_\_\_\_\_  
Seal of Office