



THIS SPACE RE

2007-005941

Klamath County, Oregon



03/30/2007 11:27:59 AM

Fee: \$21.00

MT78776-TM

After recording return to:

LIEF M. BENNETT

1739 ARTHUR STREET

Klamath Falls, OR 97603

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

LIEF M. BENNETT

1739 ARTHUR STREET

Klamath Falls, OR 97603

Escrow No. MT78776-TM

Title No. 0078776

SWD

STATUTORY WARRANTY DEED

GEORGE G. DEMETRAKOS, JR. and LESLIE DEMETRAKOS, as tenants by the entirety, Grantor(s) hereby convey and warrant to LIEF M. BENNETT and TISHAIRA R. BENNETT, as tenants by the entirety, 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:

The Westerly one-half of Lot 3, Block 35, OF HILLSIDE 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.

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 \$202,000.00.

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 29 day of March, 2007

Signature of George G. Demetrakos, Jr.
GEORGE G. DEMETRAKOS, JR.

Signature of Leslie Demetrakos
LESLIE DEMETRAKOS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 29, 2007 by GEORGE G. DEMETRAKOS, JR. and LESLIE DEMETRAKOS.

Signature of Notary Public
(Notary Public for Oregon)

My commission expires April 21, 2008

