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04/17/2007 03:30:18 PM

Fee: \$26.00



After recording return to:
Dennis J Bennett and Terry Bennett

185 N 9th
Klamath Falls, OR
97601

Until a change is requested all tax statements
shall be sent to the following address:
Dennis J Bennett and Terry Bennett
Same As Above

File No.: 7021-1021417 (ALF)
Date: April 12, 2007

STATUTORY WARRANTY DEED

Howard A. Phearson and Judy Ann Phearson, husband and wife, Grantor, conveys and warrants to **Dennis J Bennett and Terry Bennett, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 10, BLOCK 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN 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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

26-F

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 17 day of April, 2007.

Howard A Phearson
Howard A Phearson

Judy Ann Phearson
Judy Ann Phearson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of April, 2007
by **Howard A Phearson and Judy Ann Phearson.**

Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-10

