



05/31/2007 11:57:30 AM

Fee: \$21.00

After Recording Return to:

HECTOR P. ABARCA

PO Box 226
Keno OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

HECTOR P. ABARCA

Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 64695 MS

ANDREJ BENIK and MARIA A. BENIK, herein called grantor, convey(s) to HECTOR P. ABARCA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The West 33.50 feet of Lot 790, Block 105, MILLS 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.

CODE 001 MAP 3809-033DB TL 05900 KEY #612634

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$105,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated May 23, 2007.

ANDREJ BENIK

MARIA A. BENIK

STATE OF CALIFORNIA, County of Santa Clara) ss.

On May 25, 2007 personally appeared the above named ANDREJ BENIK and MARIA A. BENIK and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064695

Before me: Bhumi Pandya Notary public
Notary Public for California
My commission expires: January 14, 2011

Official Seal

