



MT79602-MS

After recording return to:

Mark Bendixen

415 N Laguna Street

Klamath Falls, OR 97601

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

Mark Bendixen

415 N Laguna Street

Klamath Falls, OR 97601

Escrow No. MT79602-MS

Title No. 0079602

SWD

THIS SPACE

2007-011165  
Klamath County, Oregon



06/21/2007 11:16:51 AM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Ryan M. Brownell and Tereza Brownell, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Mark Bendixen and Julie J. Ryder, 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:

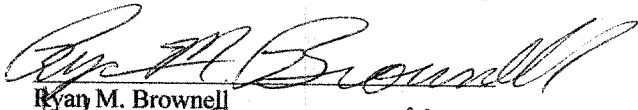
Lot 8 in Block 9 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$224,000.00**.

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 19 day of June, 2007.



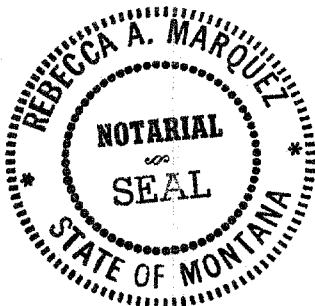
Ryan M. Brownell



Tereza Brownell

State of Montana  
County of Yellowstone

This instrument was acknowledged before me on June 19, 2007 by Ryan M. Brownell and Tereza Brownell.



  
(Notary Public)

My commission expires 08/15/2009