



MT79947-DS

After recording return to:

Danny Benson

5829 Southgate Dr.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Danny Benson

5829 Southgate Dr.

Klamath Falls, OR 97603

Escrow No. MT79947-DS

Title No. 0079947

SWD

THIS SPACE RES

2007-012599

Klamath County, Oregon



07/16/2007 03:45:43 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

Michael Fronckowiak and Doris Fronckowiak, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Danny Benson and Teresa Benson, 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 6 in Block 7 of SECOND ADDITION TO SUNSET VILLAGE, 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:

2007-2008 Real Property Taxes a lien not yet due and payable; Trust Deed dated April 6, 2007, recorded on April 18, 2007, in Volume 2007, page 007144, records of Klamath County, Oregon, in the amount of \$139,500.00 in favor of ABN AMRO Mortgage Group, Inc., a Delaware Corporation, Beneficiary. Grantee named above DO NOT agree to assume nor pay said Trust Deed and Grantors will hold Grantee harmless therefrom.

The true and actual consideration for this conveyance is **\$175,000.00**.

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 12<sup>th</sup> day of July 2007.

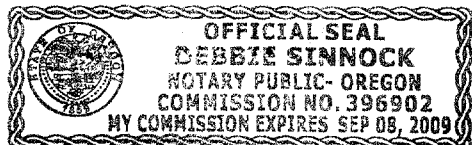
Michael Fronckowiak

Doris Fronckowiak

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 12, 2007 by Michael Fronckowiak and Doris Fronckowiak.



(Notary Public for Oregon)

My commission expires 9-8-09

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 16,, by  
DORIS FRONCKOWIAK.

Debbie Sinnock  
(Notary Public for Oregon)

My Commission expires 9-8-09

