

THIS SPACE RESEI

2007-018259

Klamath County, Oregon



10/23/2007 11:21:39 AM

Fee: \$26.00

MT80903-LW

After recording return to:

JOSEPH MARK LONDON

~~327 CRATER LAKE PARKWAY~~ 2065 Lavery St
KLAMATH FALLS, OR 97601

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

JOSEPH MARK LONDON

~~327 CRATER LAKE PARKWAY~~ 2065 Lavery St
KLAMATH FALLS, OR 97601

Escrow No. MT80903-LW
Title No. 0080903

SWD

STATUTORY WARRANTY DEED

ANNE E. BENTEN, Grantor(s) hereby convey and warrant to JOSEPH MARK LONDON and DIANE LYNN TRIANA not as tenants in common, but with right of survivorship, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$182,500.00**.

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 Oct, 2007.

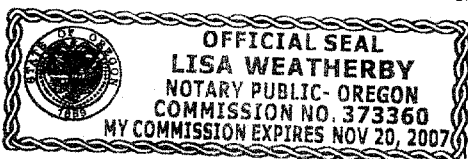
ANNE E. BENTEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 19, 2007 by ANNE E. BENTEN.

(Notary Public for Oregon)

My commission expires 11/20/07



20 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 5 and 6, Block 47, 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, described as follows:

Beginning at a point on the Northerly line of Lavey Street, 50 feet Southwest of the most Easterly corner of Lot 6, Block 47, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly along the Northerly line of Lavey Street, 50 feet; thence Northwesterly at right angles to Lavey Street, 100 feet; thence Northeasterly parallel with Lavey Street, 50 feet; thence Southeasterly at right angles to Lavey Street, 100 feet to the place of beginning.