

2007-021106

Klamath County, Oregon



00037167200700211060020021

12/18/2007 11:52:03 AM

Fee: \$26.00

After Recording Return to:

BRUCE E. BRINK

Until a change is requested all tax statements

Shall be sent to the following address:

BRUCE E. BRINK

Same as above

WARRANTY DEED

(INDIVIDUAL)

AT2:65428MS

CHARLES F. BENNETT and MICHELLE M. BENNETT, herein called grantor, convey(s) to BRUCE E. BRINK, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

CODE 041 MAP 3909-003DC TL 02700 KEY #529057

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 \$5,000.00.
(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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated December 17, 2007.

Charles F. Bennett
CHARLES F. BENNETT

Michelle M. Bennett
MICHELLE M. BENNETT

STATE OF OREGON, County of Klamath) ss.

On December 18, 2007 personally appeared the above named CHARLES F. BENNETT and MICHELLE M. BENNETT 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.: 65428MS

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

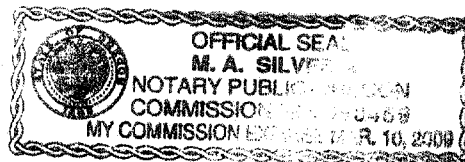
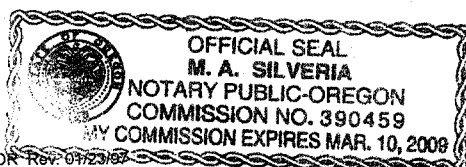


Exhibit A

The North 67 feet of the West 102 feet of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPT the West 5 feet as conveyed to Klamath County for road purposes by Deed recorded October 21, 1963 in Book 348 at Page 589, Deed Records of Klamath County, Oregon.

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