

2008-001149

Klamath County, Oregon



00039192200800011490010012

01/28/2008 03:45:04 PM

Fee: \$21.00

After Recording Return to:

JACK ROOKSTOOL

5456 Liberty Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JACK ROOKSTOOL

Same as above

ATE: 65533 PC

**WARRANTY DEED**

(INDIVIDUAL)

STEVE R. BENNER and COLLEEN R. BENNER, herein called grantor, convey(s) to JACK ROOKSTOOL, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 15, FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029CD TL 10800 KEY #368266

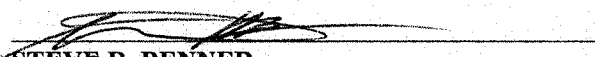
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$29,000.00.  
(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 OF THE LOT OR PARCEL, 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 January 24, 2008.

  
STEVE R. BENNER

  
COLLEEN R. BENNER


STATE OF OREGON, County of KLAMATH) ss.


On JANUARY 28<sup>th</sup>, 2008 personally appeared the above named STEVE R. BENNER and COLLEEN R. BENNER and acknowledged the foregoing instrument to be their voluntary act and deed.

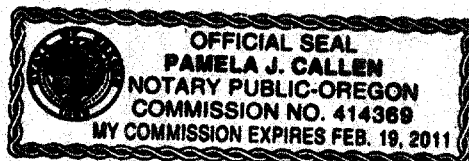
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065533

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal 



421-A