

THIS SPACE

2008-001901

Klamath County, Oregon



00040093200800019010020021

02/14/2008 11:09:00 AM

Fee: \$26.00

AmeriTitle
Part Of The FELD-WEN Family

MT81749-MS

After recording return to:

David H. Barker

2744 Derby Street

Klamath Falls, OR 97603

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

David H. Barker

2744 Derby Street

Klamath Falls, OR 97603

Escrow No. MT81749-MS

Title No. 0081749

SWD

STATUTORY WARRANTY DEED

Gregg Bennett and Carla Bennett, as tenants by the entirety, Grantor(s) hereby convey and warrant to **David H. Barker**, 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 **\$150,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 13th day of Feb, 2008

Gregg Bennett
Gregg Bennett

By Carla Bennett
Carla Bennett, his attorney in fact

Carla Bennett
Carla Bennett

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2/13, 2008 by Carla Bennett, individually and as attorney in fact for Gregg Bennett.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10



2/6/08

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The East 90.6 feet of the North 45 feet of Lot 25, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The West 90 feet of the North 45 feet of Lot 25, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.