



04/30/2009 11:46:32 AM

Fee: \$21.00

After Recording Return to:

SYLVIA R. BENITEZ

1918 Fargo St

Klamath Falls Ore 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SYLVIA R. BENITEZ

Same as above

ATE 66619

WARRANTY DEED
(INDIVIDUAL)

JAVIER A. DENIZ, herein called grantor, convey(s) to SYLVIA R. BENITEZ, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 11, Block 4, Pleasant View Tracts, according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon. EXCEPT that portion thereof in Fargo Street

CODE 041 MAP 3909-002BB TL 09800 KEY 515856

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 \$7,700.00.
(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 April 29, 2009.

JAVIER A. DENIZ

STATE OF OREGON, County of Klamath ss.

On April 29, 2009 personally appeared the above named JAVIER A. DENIZ and acknowledged the foregoing instrument to be HIS voluntary act and deed.

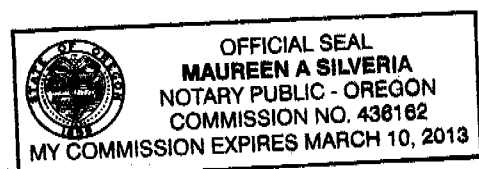
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66619MS

Before me: _____
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



ATE 66619