

MTZ 85425-SH

THIS SPACE RES

2009-011293

Klamath County, Oregon



08/21/2009 03:36:26 PM

Fee: \$26.00

After recording return to:

NATHAN BEGER

920 GRANT STREET

KLAMATH FALLS, OR 97601

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

NATHAN BEGER

920 GRANT STREET

KLAMATH FALLS, OR 97601

Escrow No. MT85425-SH

Title No. 0085425

SWD

### STATUTORY WARRANTY DEED

**DENNIS J. BENNETT, AS TRUSTEE OF THE DENNIS J. BENNETT REVOCABLE TRUST and TERESA BENNETT, AS TRUSTEE OF THE TERESA BENNETT REVOCABLE TRUST,** Grantor(s) hereby convey and warrant to **NATHAN BEGER,** 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:

Lot 6, EXCEPTING THEREFROM the Southwesterly 36 feet in Block 62, and the Southwesterly 45 feet of Lot 7 in Block 62, NICHOLS 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.

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:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$159,900.00.**

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.

26amt

Dated this 20 day of August, 2009

THE DENNIS J. BENNETT REVOCABLE TRUST

Dennis J. Bennett Trustee  
DENNIS J. BENNETT, TRUSTEE

~~THE TERESA BENNETT REVOCABLE TRUST~~

~~Teresa Bennett Trustee~~  
~~TERESA BENNETT, TRUSTEE~~

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 20, 2009 by DENNIS J. BENNETT, AS TRUSTEE OF THE DENNIS J. BENNETT REVOCABLE TRUST and TERESA BENNETT, AS TRUSTEE OF THE TERESA BENNETT REVOCABLE TRUST.

S. Howard  
(Notary Public for Oregon)

My commission expires 11-18-11

