

2009-015808

Klamath County, Oregon



00076830200900158080020023

12/17/2009 09:26:14 AM

Fee: \$42.00

After Recording Return to:

DANIEL D. BENNETT and TERRY BENNETT

630 N 5th St
Klamath Falls, Oregon 97601

Until a change is requested all tax statements

Shall be sent to the following address:

DANIEL D. BENNETT and TERRY BENNETT

Same as above
ATE 67148

This document is being recorded
in counterpart

WARRANTY DEED
(INDIVIDUAL)

ANITA MATYS and DOUGLAS STILES, herein called grantor, convey(s) to DANIEL D. BENNETT and TERRY BENNETT, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 13, Block 22, Tract No. 1027, MT Scott Meadows, according to the official plate thereof on file in the office of the Clerk of Klamath County, Oregon

COE 008 MAP 3107-012DO TL 01300 KEY 83297

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 \$4,900.00.
(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 2, 2009.

Anita Matys
ANITA MATYS

DOUGLAS STILES

STATE OF OREGON, County of Klamath) ss.

On December 16, 2009 personally appeared the above named Anita Matys and acknowledged the foregoing instrument to be her voluntary act and deed.

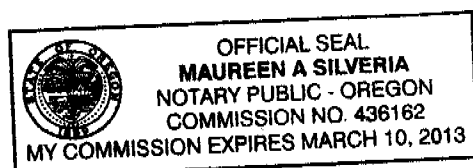
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67148MS

Before me: [Signature]
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



ATE 42

After Recording Return to:
DANIEL D. BENNETT and TERRY BENNETT
630 N 5th ST.
Klamath Falls, OR. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
DANIEL D. BENNETT and TERRY BENNETT
Same as above

This document is
being recorded in
counterpart

WARRANTY DEED
(INDIVIDUAL)

ANITA MATYS and DOUGLAS STILES, herein called grantor, convey(s) to **DANIEL D. BENNETT and TERRY BENNETT**, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 13, Block 22, Tract No. 1027, MT Scott Meadows, according to the official plate thereof on file in the office of the Clerk of Klamath County, Oregon

COE 008 MAP 3107-012DO TL 01300 KEY 83297

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 **\$4,900.00**.
(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 2, 2009.

ANITA MATYS

DOUGLAS STILES

STATE OF OREGON, County of _____) ss.

On December 3rd, 2009 personally appeared the above named DOUGLAS STILES and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 67148MS

Before me: [Signature]
Notary Public for Oregon
My commission expires: SEPTEMBER 7, 2013

Official Seal

