

WTZ88412-LW



THIS SPACE

2010-011119

Klamath County, Oregon



00090471201000111190030038

09/20/2010 11:10:23 AM

Fee: \$47.00

After recording return to:

R. JOE BRANDNER

2130 ARTHUR ST.

KLAMATH FALLS, OR 97603

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

R. JOE BRANDNER

2130 ARTHUR ST.

KLAMATH FALLS, OR 97603

Escrow No. MT88412-LW

Title No. 0088412

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**RICK BENNETTS and CYNTHIA BENNETTS, as tenants by the entirety, Grantor(s) hereby convey and warrant to /<sup>R.</sup>JOE BRANDNER, 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:**

The East 110 feet of Lots 1 and 2 in Block 4 of SECOND ADDITION TO ALTAMONT ACRES,  
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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$115,000.00**.

479m

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14 day of Sept 2010.

[Signature]  
RICK BENNETTS

[Signature]  
CYNTHIA BENNETTS

STATE OF CALIFORNIA

COUNTY OF Shasta ss.

On Sept 14, 2010 before me, Beth G. Renssler Notary Public personally appeared RICK BENNETTS and CYNTHIA BENNETTS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

