



THIS SPACE

2010-011119 Klamath County, Oregon

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000904	71201	0001111	90030038	

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 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.

Page 2 - Statutory Warranty Deed (EM) - Signature / Notary page Ref: MT88412-LW

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 / 4 day of Sept 7010.
Q Mustasto
RICKATENIETTS
CYNTHIA BENNETTS
STATE OF CALIFORNIA
COUNTY OF Shastass.
2010 before me Bell (Rem Once Notary Form
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

State of California before me. personally appeared who 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 he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the BETH G. RENFREE instrument the person(s), or the entity upon behalf of COMM. NO. 1793970 NOTARY PUBLIC - CALIFORNIA SHASTA COUNTY which the person(s) acted, executed the instrument. MY COMM. EXP. APRIL 13, 2012\$ I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal Signature Place Notary Seel Above · OPTIONAL · Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. **Description of Attached Document** Title or Type of Document: Number of Pages: Signer(s) Other Than Named Above: Capacity(les) Claimed by Signer(s) Signer's Name:_ Signer's Name: _ ☐ Individual ☐ Individual □ Corporate Officer — Title(s): _ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Attorney in Fact Too of thumb here Top of thumb here □ Trustee ☐ Trustee ☐ Guardian or Conservator Guardian or Conservator Other:_ Other:__ Signer Is Representing: ___ Signer is Representing:

- Nyeding Madawi Asa melong Natio ロオ Portus (#) 不可(血水 2402 x 21 are to mill できたで 名が3 x mill でけなける 10 まっしょう 17 mill かいだい

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT