

2010-013839

Klamath County, Oregon



00093658201000138390030038

Recording requested by and  
When recorded return to:

Jarret and Kelly Benov  
1727 Victoria Drive  
Lodi, CA 95242

12/06/2010 09:12:10 AM

Fee: \$47.00

MAIL TAX STATEMENTS TO:  
Michael A. and Ana M. Duley  
33421 East Highway 224  
Estacada, OR 97023

## Warranty Deed

JARRET A. BENOVA AND KELLY A. BENOVA, CO-TRUSTEES, THE JARRET AND KELLY BENOVA FAMILY TRUST, DATED NOVEMBER 18, 2005, a family trust with an address of 1727 Victoria Drive, Lodi, CA 95242 U.S.A., in consideration of \$5,500.00 to Grantor paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, convey and warrant to Michael A. and Ana M. Duley, a married couple, with an address of 33421 East Highway 224, Space 11, Estacada, OR 97023 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property        Klamath Falls Forest Estates Hwy 66 Plat #1, Block 4, Lot 18  
Address:        Bonanza, OR  
                  97623 U.S.A.

Legal            Lot 18, Block 4 of Klamath Falls Forest Estates, Highway 66 Unit, as shown in Plat 1 recorded in  
Description:    the records of the County Recorder of Klamath County in the State of Oregon.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

Grantor, for Grantor and Grantor's heirs and successors, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantor is lawfully seized in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all reasonably known encumbrances.
3. Grantee shall quietly enjoy the above property; and
4. Grantor will warrant and reasonably defend the title to the above property against the lawful claims and demands of all persons.

The interest being released by the Grantor, if any, was acquired by:

THE JARRET AND KELLY BENOVA FAMILY TRUST, DATED NOVEMBER 18, 2005, via recorded grant deed signed by Jarret Benov on November 18, 2005. The grant deed was recorded by the Klamath County Recorder on December 27, 2005.

GRANTORS

J. A. Benov 11-27-10 Kelly A. Benov 11/27/10

JARRET A. BENOVA AND KELLY A. BENOVA, CO-TRUSTEES, THE  
JARRET AND KELLY BENOVA FAMILY TRUST, DATED NOVEMBER  
18, 2005

STATE OF CALIFORNIA

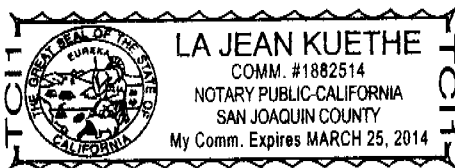
COUNTY OF SAN JOAQUIN

In Lodi, Ca., on the 27 day of Nov., 2010, before me, a Notary Public in and for  
the above state and county, personally appeared JARRET A. BENOVA AND KELLY A. BENOVA, CO-TRUSTEES,  
THE JARRET AND KELLY BENOVA FAMILY TRUST, DATED NOVEMBER 18, 2005, known to me or proved  
to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person  
acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and  
deed.

La Jean Kuethe

NOTARY PUBLIC

My Commission Expires: 3-25-14



(SEAL)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

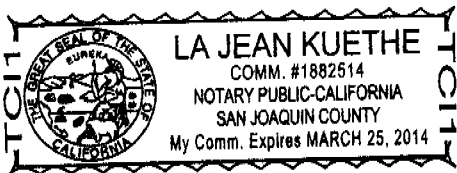
State of California

County of San Joaquin

On 11/27/10 before me, LaJean Kuethe, Notary Public, personally appeared  
Jarret A. Benov & Kelly A. Benov,  
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(ies), and that by ~~his~~/~~her~~/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

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.



LaJean Kuethe

## ADDITIONAL OPTIONAL INFORMATION

Title or description of attached document: Warranty Deed

Number of pages: 2

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (*i.e. certifying the authorized capacity of the signer*).