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NO PART OF ANY STEVENS-NESS FORM MAY BE

2011-011587

Klamath County, Oregon



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10/17/2011 11:44:49 AM

Fee: \$37.00

LINDA MACLAUGHLIN  
159 RIDGECREST DRIVE  
KLAMATH FALLS, OR 97601

Grantor's Name and Address

LESLIE D. BENITEZ  
6501 VEGAS DRIVE #1118  
LAS VEGAS, NV 89108

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

ARQUIMIDES BENITEZ  
6501 VEGAS DRIVE #1118  
LAS VEGAS, NV 89108

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ARQUIMIDES BENITEZ  
6501 VEGAS DRIVE #1118  
LAS VEGAS, NV 89108

SPACE  
RECOR

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LINDA MACLAUGHLIN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LESLIE D. BENITEZ

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 20 IN BLOCK 16, KLAMATH FALLS FOREST  
ESTATES HIGHWAY 66 UNIT, PLAT NO. 1  
ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND  
EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 17, 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 17, 2011

by Linda MacLaughlin

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 12-2-2012