

mtc 96646 LW
AFTER RECORDING RETURN TO:

2013-004607
Klamath County, Oregon
05/01/2013 08:20:09 AM
Fee: \$47.00

Schwabe, Williamson & Wyatt, P.C.
Attention: Peter L. Osborne
1211 SW Fifth Avenue, Suite 1900
Portland, Oregon 97204

UNLESS A CHANGE IS REQUESTED,
ALL TAXES SHALL BE SENT TO:

Fay Family LLC
1662 Cove Point Road
Klamath Falls, Oregon 97601

WARRANTY DEED

DANIEL ORVILLE BENSON, an individual, whose address is 3518 Collier Lane, Klamath Falls, OR 97603, conveys and warrants to FAY FAMILY LLC, an Oregon limited liability company, whose address is 1662 Cove Point Road, Klamath Falls, Oregon 97601, the following described real property:

**Lot 2, Block 5, Tract No. 1163, Campus View, in the County of
Klamath, State of Oregon.**

Subject to only those matters set forth on attached Exhibit A.

The true and actual consideration for this conveyance is Three Hundred Fifteen Thousand Dollars (\$315,000).

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON

47 AMT

LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

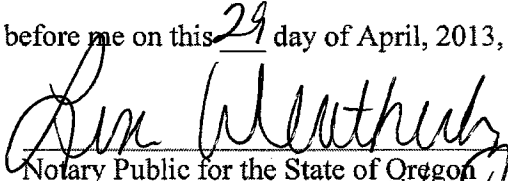
Dated as of the 29th day of April, 2013.


DANIEL ORVILLE BENSON

ACKNOWLEDGMENT

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on this 29 day of April, 2013, by
DANIEL ORVILLE BENSON.


Notary Public for the State of Oregon

My Commission Expires: 11/20/2015



EXHIBIT A

PERMITTED EXCEPTIONS

- (1) Reservations and restrictions as contained in plat dedication to wit:
"said plat being subject to: (1) Public utility easements as shown on the annexed map, (2) Slope easements as shown on the annexed map; (3) 1 ft. reserve strips as shown on the annexed map to be dedicated to the City of Klamath Falls and later released by resolution of the common council when adjoining property is properly developed; (4) Jogging trail easement as shown on the annexed map. Restrictions to deeds for lots within Campus View are filed in Klamath County Records Volume M79, page 19843, and Volume M79, page 22295, Microfilm Records of Klamath County, Oregon.

Rescission and Relinquishment of 10 feet Jogging Trail Easement, subject to the terms and provisions thereof:

Recorded: June 20, 2006

Volume: M06, page 12622, Microfilm Records of Klamath County, Oregon

- (2) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,

Recorded: August 21, 1979

Volume: M79, page 19843, Microfilm Records of Klamath County, Oregon

Addendum:

Recorded: September 19, 1979

Volume: M79, page 22295, Microfilm Records of Klamath County, Oregon.

- (3) An easement in favor of Pacific Power & Light Company created by instrument recorded on July 26, 1983, in Volume M83, Page 12122, Microfilm Records of Klamath County, Oregon.