

Aspen # 01032259

87302

WARRANTY DEED - INDIVIDUAL

Vol. M88 Page 7563

AFTER RECORDING RETURN TO:

BRADLEY D. BENNETT
RHODA M. H. BENNETT

P.O. Box 305

Blg, OR 97622

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BERNARD L. SIMONSEN AND RHEA E. SIMONSEN TIES SIMONSEN FAMILY
TRUST DATED 3-20-86 hereinafter called grantor, convey(s) to
BRADLEY D. BENNETT AND RHODA M. H. BENNETT, HUSBAND AND WIFE all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

In Township 39 South, Range 11 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 3: Lot 4; SW1/4 of NW1/4; NW1/4 of SW1/4

Section 4: Lot 1, SE1/4 of NE1/4; NE1/4 of SE1/4

"THIS INSTRUMENT WILL 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
APPROVED USES." *RUB*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies assessments, water and irrigation rights and
easements for ditches and canals of Horsefly Irrigation
District. 2) As disclosed by the tax roll the premises herein
described have been zoned or classified for farm use. 3) Subject
to rules and regulations of Fire Patrol District. 4) Rights of
the public in and to any portion of the herein described
premises lying within the boundaries of roads or highways, and
will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$280,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of May 1988.

X Bernard L. Simonsen
BERNARD L. SIMONSEN

X Rhea E. Simonsen
RHEA E. SIMONSEN

STATE OF OREGON, County of KLAMATH)ss.

On this 11th day of May, 1988,

Bernard L. Simonsen personally appeared the above named BERNARD L. SIMONSEN AND RHEA
E. SIMONSEN and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, *Darlene E. Addington*
Notary Public for Oregon

My Commission Expires: 3-22-89

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 13th day of May A.D., 19 88
at 4:08 o'clock P M. and duly recorded
in Vol. M88 of Deeds Page 7563

Evelyn Biehn County Clerk
By *Bernetha A. Ketch*

Fee, \$10.00

Deputy.