

WARRANTY DEED

As per 32545

PUGET SOUTHERN PROPERTIES, INC., a Nevada corporation, Grantor, conveys and warrants to JAMES G. BENTLEY and ROSE MARIE BENTLEY, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

All that portion of the Northwest quarter of the Southeast quarter of Section 17, Township 28 South, Range 8 East, W.M., Klamath County, Oregon, lying on the Westerly side of the Southern Pacific Railroad right of way, EXCEPTING THEREFROM the following: Commencing at the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 17; thence East 368 feet to the Southern Pacific Railroad right of way; thence South 10° West 196 feet to the North boundary of the Silver Lake Road; thence North 68° West 350.5 feet along the Northerly right of way boundary of the Silver Lake Road to the West line of the said Northwest quarter of the Southeast quarter of Section 17; thence North 57 feet to the Point of Beginning; ALSO EXCEPTING THEREFROM any portion lying within existing roadways.

## SUBJECT TO:

- 1: The rights of the public in and to any portion of the premises herein lying within streets, roads and highways.
2. Limited access reservations in Deed to State of Oregon recorded February 9, 1956, Volume 381, Page 28, records of said County.
3. Reservations in Deed recorded May 25, 1959, in Volume 312, page 609, records of said County.
4. Easement recorded May 29, 1959, in Volume 313, page 29, records of said County.
5. Easement recorded on July 9, 1959 in Volume 314, page 74, records of said County.
6. Easement recorded on June 17, 1969, in Volume M69, page 4757, records of said County.
7. Easement recorded April 6, 1976, Volume M76, page 4811, records of said County.
8. Reservations, restrictions and easement contained in instrument recorded in Volume 69, page 222, records of said County.

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.

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The true and actual consideration for this conveyance is \$2,500.00.

13066

Dated this 2 day of August, 1988.

PUGET SOUTHERN PROPERTIES, INC.

BY

Philip Lader  
Philip Lader, President

STATE OF SOUTH CAROLINA )

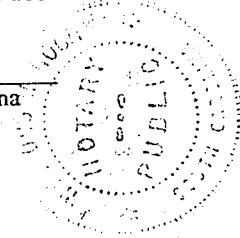
) ss.

County of Beaufort )

On this 2 day of August, 1988, before me, the undersigned, a Notary Public in and for the State of South Carolina, duly commissioned and sworn, personally appeared PHILIP LADER, to me known to be the President of PUGET SOUTHERN PROPERTIES, INC., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Wynne M. Noel  
Notary Public for the State of South Carolina  
My Commission Expires May 12, 1997



AFTER RECORDING RETURN TO:  
Mr. & Mrs. Thomas Bentley  
38346 S. Hardy Road  
Molalla, Oregon 97038

ALL TAX STATEMENTS TO:

SAME AS ABOVE

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.  
on this 12th day of Aug. A.D., 1988  
at 4:17 o'clock P. M. and duly recorded  
in Vol. M88 of Deeds Page 13065.  
Evelyn Biehn County Clerk  
By Quilley M. Muldore  
Deputy.