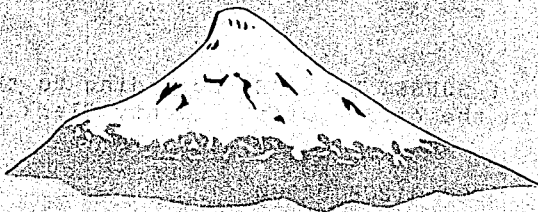


MTC-20581K

KNOW ALL MEN BY THESE PRESENTS, That

JACKSON W. BENNETT and MELISSA J. BENNETT, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 DIANE L. VIGUE and CHRISTOPHER A. VIGUE, husband and wife  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 And said grantor hereby covenants to and with said 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 all  
 those of record and those apparent upon the land, if any, as of the date of this deed and that  
 grantor will warrant and forever defend the said 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 \$46,000.00.  
~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS THE SAID 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.~~

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

In Witness Whereof, the grantor has executed this instrument this 19th day of November, 1988;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 order of its board of directors.

(If executed by a corporation,  
 affix corporate seal)

*Jackson W. Bennett*  
 JACKSON W. BENNETT

*Melissa J. Bennett*  
 MELISSA J. BENNETT

STATE OF OREGON, ) ss.  
 County of Klamath )  
 November 19, 1988

STATE OF OREGON, County of ) ss.  
 November 19, 1988

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of

Personally appeared the above named  
 JACKSON W. BENNETT and MELISSA J. BENNETT

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

\_\_\_\_\_ a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL  
 SEAL)

JACKSON W. BENNETT and MELISSA J. BENNETT  
 3916 Arroyo Court  
 Klamath Falls, OR 97603  
 GRANTOR'S NAME AND ADDRESS

3916 Arroyo Court  
 Klamath Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
 SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
 County of \_\_\_\_\_

I certify that the within instru-  
 ment was received for record on the  
 day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

By \_\_\_\_\_ Recording Officer  
 Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Order No.: 20581-K

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

Lot 3 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 012CB 02900

## PARCEL 2:

A tract of land situated in Lot 4, Block 2, of SUNSET VILLAGE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 28 degrees 00' 36" East along the Easterly line of said Lot 4, said corner being on the arc of a 50-foot radius curve marking the right-of-way line of Arroyo Court; thence Northwesterly along the arc of said curve to the right a distance of 2.51 feet (long chord is 2.50 feet); thence Southwesterly to the point of beginning.

Tax Account No.: 3909 012CB 03099

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Nov. A.D., 19 88 at 4:12 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 19860.

Evelyn Biehn County Clerk

By G. M. Mueland

FEE \$13.00