



99031

TITLE & ESCROW, INC.

#01033256

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 CLIFFORD M BENNETT
 PATRICIA A. BENNETT
8716 McLaughlin Dr.
Klamath Falls, OR 97601

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

GEORGE P. TERDIK and BEVERLY A. TERDIK, husband and wife
 hereinafter called GRANTORS, convey(s) to CLIFFORD M BENNETT and
 PATRICIA A. BENNETT, husband and wife, hereinafter called
 GRANTEES, all that real property situated in the County of
 Klamath, State of Oregon, described as:

LOT 2 in BLOCK 36, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the County
 of Klamath, State of Oregon.

"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." *CMB OAR*

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Conditions and
 restrictions as shown on the recorded plat of Sixth Addition to
 Klamath River Acres. 2) This property lies within and is
 subject to the levies and assessments of the Klamath River Acres
 Road District. 3) Subject to rules and regulations of Fire
 Patrol District.

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
 \$9,000.00.

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 3rd day of April, 1989.

George P. Terdik
 GEORGE P. TERDIK

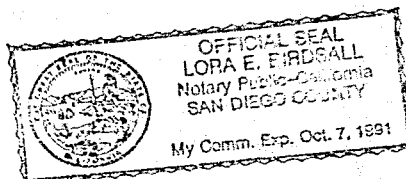
Beverly A. Terdik
 BEVERLY A. TERDIK

STATE OF California, County of San Diego)ss.

April 6, 1989.

Personally appeared the above named GEORGE P. TERDIK and BEVERLY
 A. TERDIK and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me: *Lora E. Firdsall*
 Notary Public for California
 My Commission Expires: 10-7-91



1989 APR 13 AM 10 22

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of April A.D., 19 89 at 10:22 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 6245.

FEE \$13.00

Evelyn Biehn, County Clerk
By Pauline Muelendore