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WARRANTY DEED

Vol. m89 Page 11792



KNOW ALL MEN BY THESE PRESENTS, That JACKSON COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEELA BENJAMIN and BRUCE BRINK, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 358, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Mills Addition.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

See above

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 \$ 13,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 28th day of June, 1989; 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.

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.

STATE OF OREGON,) ss.
County of _____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Jackson) ss.
June 28, 19 89

Personally appeared Gary O. Lozier and Vi McCaivy, who, being duly sworn,

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

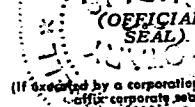
Assistant Vice Pres. of Jackson County Federal Savings and Loan, a corporation,

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 full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Vicki Dawn Angell
Notary Public for Oregon

My commission expires: 11-20-92



Jackson County Federal S & L

GRANTOR'S NAME AND ADDRESS
Leela Benjamin & Bruce E Brink
1643 Margaretta
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath Nat Federal S & L
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Same as above

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of June, 1989, at 4:22 o'clock PM, and recorded in book/reel/volume No. M89 on page 11792 or as fee/file/instrument/microfilm/reception No. 2111, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...
NAME TITLE

By Russell M. Mulder Deputy

Fee \$8.00