

#01033490  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
DEWEY F. BENNETT  
KLARA H. BENNETT  
5329 CORNELL  
EL PASO, TEXAS 79924

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

BOBBY LEE AUSTIN and PEARL B. AUSTIN, husband and wife  
hereinafter called GRANTOR(S), convey(s) to DEWEY F. BENNETT and  
KLARA H. BENNETT, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 3, Block 3, KLAMATH RIVER SPORTSMAN'S ESTATES, in the County  
of Klamath, State of Oregon.

CODE 21 MAP 4008-17CA TL 1500 KEY #623506

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1. Subject to rules  
and regulations of Fire Patrol District. 2. Conditions,  
Restrictions as shown on the recorded plat of Klamath River  
Sportsman's Estates. 3. Declaration of Conditions and  
Restrictions, but omitting any restrictions based on race,  
color, religion or national origin appearing of record:  
Recorded: May 6, 1968 in Book: M-68 at page 4084. 4. Release  
of claim for damages resulting from raising and/or lowering the  
water of Klamath River, including the terms and provisions  
thereof, given by Roy W. Nelson, et al., to California Oregon  
Company, a California Corporation, dated June 10, 1930, recorded  
December 22, 1931, in Book 96 at page 440, Deed Records of  
Klamath County, Oregon. 5. Easement, including the terms and  
provisions thereof: For: Raising or lowering water level of  
Klamath River between elevations of 4085 and 4086.5 feet above  
sea level. Granted to: California Oregon Power Company, A  
California Corporation, Recorded: December 22, 1931 in Book 96  
at page 441.

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  
\$115,000.00.

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

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18174

89 SEP 27 AM 11 22

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IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of June, 1989.

Bobby L Austin  
BOBBY LEE AUSTIN

Pearl B Austin  
PEARL B. AUSTIN

STATE OF OREGON, County of Klamath )ss.

Sept 26, 1989.

Personally appeared the above named BOBBY LEE AUSTIN and PEARL B. AUSTIN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Darlene F. Addington  
Notary Public for OREGON  
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
of Sept. A.D. 19 89 at 11:22 o'clock AM., and duly recorded in Vol. M89  
of Deeds on Page 18174.

FEE \$13.00

Evelyn Biehn County Clerk  
By Darlene F. Addington

WITNESSES  
1111 E. 8th St. Medford, OR 97504  
2002

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