

Vol. mgg Page 18174

#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 Recorded: May 6, 1968 in Book: M-68 at page 4084. 4. Kelease 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 thereoft. For: Raising or lowering water level of 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. 13

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

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

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IN WITH	ESS WHEREOF, the grantor has executed this instrument th day of June, 1989.
this 20	th day of June, 1989.
BOBBY L	Huy I Cluet Vear B aust -
OTATE O	PEARL B. AUSTIN
Sent.	FOREGON, County of <u>Klamath</u>)ss. 26_, 1989.
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Valufita	N and acknowledged the foregoing instrument to be their
Before n	P: Harlene, J. Addington)
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n shekiya si	(1997),《中国》:"是我们就是我们的时候,我们是我们都是我们的事实,我们还是我们的问题,我们就是我们的问题。" "我们就是我们的你们,我们就是我们的你们,我们就是我们就是我们就是我们的你们,我们就是我们的?"
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