

Statutory Warranty Deed

ARTHUR LOVELL and PAMELA J. LOVELL, husband and wife,
Grantor, convey and warrant to LESLIE K. BENDA, Grantee, the
following described real property, free of encumbrances except as
specifically set forth herein:

The North half of the East half and the South half of the
East half of Lot 13, also known as Lots 13B and 13C, Block 2,
KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the
official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Subject to and excepting:

1. Reservations and restrictions, as contained in plat dedi-
cation, as recorded with the County Clerk of Klamath County,
Oregon.
2. Real Estate Contract, between Maurice E. Pease and Teresa
Pease, as Sellers, and Assignor as Purchaser, dated October 1,
1981, recorded October 23, 1981, in Volume M81, at page 18498, of
the microfilm records of Klamath County, Oregon; sellers'
interest being subsequently assigned to Clyde M. Hall and Mildred
F. Hall, by instrument dated September 17, 1986, recorded October
13, 1986, in volume M86, at page 18618, records of Klamath
County, 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 uses.

The true and actual consideration for this conveyance is
\$12,253.94.

Until a change is requested, all tax statements are to be
sent to Grantee, at Box 34, APO San Francisco, California 96369.

Dated this 12th day of February, 1990.

Arthur Lovell

Pamela J. Lovell

STATE OF OREGON)

) ss.

County of Union)

February 12, 1990.

Personally appeared the above named ARTHUR LOVELL and PAMELA
J. LOVELL, husband and wife, and acknowledged the foregoing to be
their voluntary act and deed.

Please Return: Before me:
Eastern Oregon Escrow
P.O. Box 866
La Grange OR 97850

Notary Public for Oregon
My commission expires

Beverly A. Ledridge
BEVERLY A. LEDRIDGE
NOTARY PUBLIC - OREGON
My Commission Expires 6-14-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day
of March A.D., 19 90 at 3:58 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 4076

FEE \$28.00

Evelyn Biehn County Clerk

By Pauline Mullenbarger