

23242

WARRANTY DEED

Vol. m90 Page 23949KNOW ALL MEN BY THESE PRESENTS, That
Trendwest, inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Daniel O. Benson and Karen J. Benson, Husband and Wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the 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 32 in Block 1 of HARBOR ISLES, TRACT NO. 1209, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of
record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 140,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~
part of the consideration (indicate which). (The sentence between the symbols, 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 22 day of December, 19 90;
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.

Trendwest, inc.

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

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.The foregoing instrument was acknowledged before me this
DECEMBER 3, 19 90, by Harold DERRAH,

_____, president, and by _____,

_____, secretary of _____

TRENDWEST, INC.an OREGON corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

Beverly J. Benson
BEVERLY J. BENSON
NOTARY PUBLIC - OREGON
My Commission Expires 4-23-91

Trendwest, inc.

803 Main St., Suite 404
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Daniel Orville Benson and Karen J. Benson
3015 Trout St
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Trust Federal
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above
Grantee
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

I certify that the within instrument was
received for record on the 3rd
day of Dec., 19 90,
at 3:14 o'clock P. M., and recorded
in book m90 on page 23949 or as
file/reel number 23242.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00