



#01035946  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
ALAN JOHN DAVIES  
Box 243 Star Route  
Muir Beach, CA 94965

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

DOROTHY B. BENSON, hereinafter called GRANTOR(S), convey(s) to  
ALAN JOHN DAVIES, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN...

"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) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2) Easement,  
including the terms and provisions thereof recorded April 8,  
1926 in book 69 on page 440.

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  
\$5,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of December 1990.

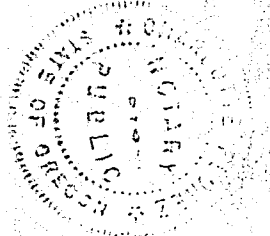
Dorothy B. Benson  
DOROTHY B. BENSON

STATE OF OREGON, County of Klamath)ss.

January 7, 1991 <sup>N.P.</sup> (C)

Personally appeared the above named DOROTHY B. BENSON and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Charlotte Horep  
Notary Public for Oregon  
My Commission Expires: 9-20-93



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## EXHIBIT "A"

A portion of the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 969.15 feet North of a point 100 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian and running thence: North 104.35 feet; thence West 208.7 feet; thence South 104.35 feet; thence East 208.7 feet to the place of beginning.

CODE 21 MAP 3907-36DO TL 4700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day  
of Jan. A.D., 19 91 at 10:51 o'clock AM., and duly recorded in Vol. M91  
of Deeds on Page 480.

Evelyn Biehn - County Clerk

FEE \$33.00

By

Pauline Mueller