

31817

ASPEIN 36784
WARRANTY DEED (INDIVIDUAL)Vol. m91 Page 13501

DOUGLAS E. WILSON

JOE D. BENBROOK

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 1991-92 taxes, a lien but not yet payable; covenants, conditions, restrictions, reservations,
rights, right of ways and easements of record

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

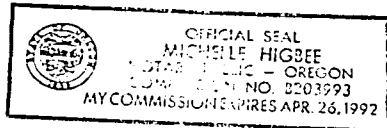
The true and actual consideration for this transfer is \$ 21,000.00.

Dated this 10th day of July, 1991.

Douglas E. Wilson
Douglas E. Wilson

STATE OF OREGON, County of Jackson) ss.

July 10, 1991 personally appeared the above named
Douglas E. Wilson and acknowledged the foregoing
instrument to be his voluntary act and deed.



Before me:

Michelle Higbee
Notary Public for Oregon

My commission expires: 4-26-92

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Wilson, Douglas E.

TO

Joe E. Benbrook
P.O. Box 39
Phoenix, Or 97535
After Recording Return to:

STATE OF OREGON,

) ss.

County of _____)

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____, and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

13502

EXHIBIT "A"

A tract of land situated in the NE 1/4 SW 1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.4 feet and South 89 degrees 24' West a distance of 460 feet from the center quarter corner of said Section 10; thence North 0 degrees 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0 degrees 36' East a distance of 97 feet to an iron pin; thence South 89 degrees 24' West a distance of 50 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, Frontier Tracts; thence North 89 degrees 17' East along the South line of A Street to its intersection with the West line of a 50' Street fronting on Lots 16 and 17, as shown on plat of Frontier Tracts; thence South 0 degrees 36' West along the West line of said street to its intersection with the North line of a 50' Street fronting on Lots 20 to 25 inclusive, Frontier Tracts; thence South 89 degrees 24' West along the North line of said Street to the point of beginning.

CODE 78 MAP 3606-10CA TL 4100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of July A.D. 19 91 at 2:28 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 13501.
By Evelyn Biehn County Clerk
Dorine M. M. M.

FEE \$33.00