

WARRANTY DEED

WARRANTY DEED
MTC 32160-HF
VTS Trust

KNOW ALL MEN BY THESE PRESENTS, That
RICHARD H. COHRS and FRANCES P. COHRS, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BILLY JOHN BENEDICT and ROSEMARIE BENEDICT, husband and wife
 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:

MOUNTAIN TITLE COMPANY

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. AND TO BE AVOIDED."

LIMITS ON LAWSUITS AGAINST

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930." And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, 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 the date of this deed. grantor will warrant and defend.

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 \$ 40,000.00

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 20th day of February, 1994; 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.

STATE OF OREGON

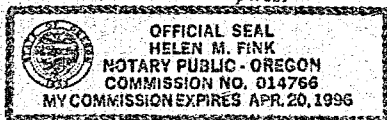
County of Sanath 2/22 19 94

Personally appeared the above named
RICHARD H. COHRS
FRANCES P. COHRS

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

~~RICHARD H. COHRS and FRANCES P. COHRS~~

1826 Homedate.
Klamath Falls, OR 97602
GRANTOR'S NAME AND ADDRESS
BILLY JOHN BENEDICT and ROSEMARIE BENEDICT
Tail off

634 N GR
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After reading item 841

BILLY JOHN BENEDICT and ROSEMARIE BENEDICT

634 N. 9th

Alamath Falls, OR 97601

NAME, ADDRESS

Unless a change is requested all tax statements shall be sent in the following order:

BILLY JOHN BENEDICT and ROSEMARIE BENEDICT

634 N. 9th

Stamath, Falls OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,
County of Klamath SS.
I certify that the within instrument was
received for record on the 23rd
day of Feb, 1994
at 3:22 o'clock P. M., and recorded
in book M94 on page 5993 or as
file/rec'd number 76635
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Darius M. Biehn, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY