

39012

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. 91 Page 26767

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KELLY A. BENNETT, AN UNMARRIED PERSON, AND RUDOLFO M. MENDOZA** 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 13 in Block 5 of TRACT 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**A SINGLE PERSON, NEVER MARRIED.

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 the date of this deed

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 \$ 43,000.00

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 23 day of December, 19 91 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.

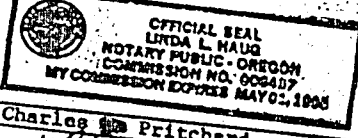
STATE OF OREGON,
County of Klamath
December 23, 19 91 ss.

Personally appeared the above named
Charles M. Pritchard

Charles M. Pritchard

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

Before me:
Linda L. Hall
Notary Public for Oregon
My commission expires: 5-1-95



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

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

(SEAL)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was
received for record on the 24th
day of December, 19 91
at 9:33 o'clock A. M., and recorded
in book M91 on page 26767 or as
file/reel number 39012
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Ruth Muller, Deputy

Fee \$28.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of April A.D., 19 94 at 1:45 o'clock P. M., and duly recorded in Vol. M94 day
of County Lien Docker on Page 13325

FEE \$10.00

Evelyn Biehn County Clerk
By Annette Muller