

83339

06-27-94A11:06 RCVD

SPECIAL WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol 94 Page 19836

DONALD R. LE BEAU and SUZANNE LE BEAU

Grantor,  
conveys and specially warrants to JAMES BENTSON and JOANN BENTSON, Husband and Wife Grantee,  
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Klamath County, Oregon to-wit:

The SE 1/4 SW 1/4 of Section 15, Township 23, South Range 10, East of the Willamette Meridian, Klamath County, Oregon.

aka: Key No. 134795 and 134786.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except 1. The Assessment roll and the tax roll disclose that the premises were specially assessed as farm land. Taxes for the year 1990-91, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferrment no longer exists.

The true consideration for this conveyance is \$ Fulfillment of Here comply with the requirements of ORS 93.030 Contract.

Dated this 8 day of October, 19 90

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.

*Donald R. Le Beau*  
DONALD R. LE BEAU

*Suzanne Le Beau*  
SUZANNE LE BEAU

STATE OF OREGON, County of Deschutes ) ss. October 8, 19 90

Personally appeared the above named Donald R. Le Beau and Suzanne Le Beau

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

Before me:

*Ann R. Schreier*

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: 10-9-90

## SPECIAL WARRANTY DEED

Donald R. and Suzanne Le Beau

James and Joann Bentson

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

James and Joann Bentson

P.O. Box 1555  
LA PINE OR, 97739

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Grantee at above address

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 27th day of June, 19 94, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M94 on page 19836 or as fee/file/instrument/microfilm/reception No. 83339 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline Mullendore* Deputy

Fee \$30.00

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