

83949

07-06-94A10:00 RCVD

Vol 194 Page 21097**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that KAREN BENSON, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DANIEL O. BENSON, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all her right, title and interest in that one-quarter share held in that condominium known as "Smuggler's Cove", with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Unit Nineteen (19), BROOKINGS SMUGGLERS COVE BY THE SEA CONDOMINIUM, PHASE V, in the City of Brookings, Curry County, Oregon, as filed in the Official Records of Curry County as INST #90-5559.

TOGETHER WITH an undivided interest in common elements and the limited elements as set forth in the Declaration of Unit Ownership by instrument recorded August 19, 1980 in Book of Records 79, Page 486, and amended by instrument recorded May 29, 1981 in Book of Records 85, Page 341, supplemented by instrument recorded December 12, 1981 in Book of Records 89, Page 614, and supplemented by instrument recorded December 27, 1981 in Book of Records 89, Page 630, and supplemented by instrument recorded July 24, 1984 BR: 105 Page 886, and supplemented by instrument recorded July 12, 1985 in Book of Records, 113 Page 383, and supplemented by instrument recorded September 28, 1990 in INST #90-5560.

Map No. 41-13-503, Tax Lot 8006 (80410) (Covers Additional Property)

To have and to hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

NO CASH CONSIDERATION. This property is being transferred per dissolution of marriage, Klamath County Circuit Court Case No. 93-0248-CV.

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.

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.

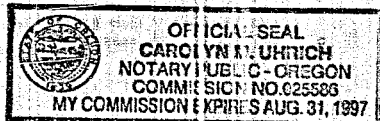
DATED this 7 day of July, 1994.

Karen Benson
KAREN BENSON

STATE OF OREGON)

County of Klamath) ss.

Personally appeared before me this 7th day of July, 1994, the above named KAREN BENSON and acknowledged the foregoing instrument to be her voluntary act and deed.



Grantor's Name and Address:

Karen Benson
163 N. Laguna
Klamath Falls, OR 97601

After recording return to:

Daniel O. Benson
3015 Front St.
Klamath Falls, OR 97601

Carolyn M. Urtich
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/31/97

Grantee's Name and Address:

Daniel O. Benson
3015 Front St.
Klamath Falls, OR 97601

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

Daniel O. Benson
3015 Front St.
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of Robt. S. Hamilton the 19th day of July A.D. 19 94 at 10:00 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 21097

FEE \$30.00

Evalyn Biehm - County Clerk
By Deanne Hamilton