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83950 07-08-94A10:01 RCVD

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 interest in that certain real property 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:

Lot 32 in Block 1 of Harbor Isles, Tract No. 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also known as 3015 Front Street, Klamath Falls, Oregon.

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 5th day of July, 1994.

Karen Benson
KAREN BENSON

STATE OF OREGON)
) ss.
County of Klamath)

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.

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

OFFICIAL SEAL
CAROLYN M. ULRICH
NOTARY PUBLIC - OREGON
COMMISSION NO. 022135
MY COMMISSION EXPIRES AUG. 31, 1997

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

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 8th day of July A.D., 19 94 at 10:01 o'clock A M., and duly recorded in Vol. M94, of Deeds on Page 21098.

Evelyn Biehn - County Clerk
By Caroline Whitmore

FEE $30.00