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08-24-94 03:53 RCVD



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01042095

AFTER RECORDING RETURN TO:
 MR. & MRS. JOSEPH ELLIOTT BENSON, JR.
 6623 VERDE VISTA
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

WILLIAM WESLEY LINVILLE, JR. and KAREN RUTH LINVILLE, who took
 title as KAREN RUTH REPLOGLE, hereinafter called GRANTOR(S),
 convey(s) to JOSEPH ELLIOTT BENSON, JR. and ERIN PATRICIA
 BENSON, husband and wife, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 2, Block 24, NINTH ADDITION TO SUNSET VILLAGE, in the County
 of Klamath, State of Oregon.

Code 43 Map 3909-1200 Tax Lot 400

"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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$175,000.00

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 10th day of August, 1994

William Wesley Linville, Jr.
 WILLIAM WESLEY LINVILLE, JR.

Karen Ruth Linville
 KAREN RUTH LINVILLE

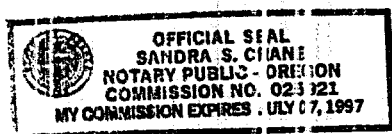
STATE OF OREGON, (County of Klamath)ss.

On August 23rd, 1994, personally appeared the above
 named WILLIAM WESLEY LINVILLE JR. and KAREN RUTH LINVILLE, and
 acknowledged the foregoing instrument to be their voluntary act
 and deed.

Before me: Sandra S. Crane

Notary Public for OREGON July 7, 1997

My Commission Expires: March 22, 1997 STATE OF OREGON, ss.
 County of Klamath



Filed for record at request of:

Aspen Title Co
 on this 24th day of Aug A.D., 19 94
 at 3:53 o'clock P.M. and duly recorded
 in Vol. M94 of Deeds Page 26477
 Evelyn Biehn County Clerk
 By Sandra S. Crane Deputy.

Fee. \$30.00