

WARRANTY DEED

NOW ALL MEN BY THESE PRESENTS, That JAMES F. BENSON and JOANNA R. BENSON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRACE L. PEDERSON and LISA L. PEDERSON, husband and wife, 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: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 that 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 and that 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 \$ 26,000.00

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.

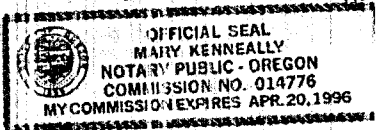
In Witness Whereof, the grantor has executed this instrument this 11 day of August, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath
August 11, 1994

Personally appeared the above named
JAMES F. BENSON
JOANNA R. BENSON

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

Before me:
Notary Public for Oregon
My commission expires: 4/20/96



JAMES F. BENSON

JOANNA R. BENSON

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

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

JAMES F. BENSON and JOANNA R. BENSON
1354 QUINCY #1
ASHLAND, OR 97520
GRANTOR'S NAME AND ADDRESS
TRACE L. PEDERSON and LISA L. PEDERSON
P.O. BOX 47
CHILLOQUIN, OR 97624
GRANTEE'S NAME AND ADDRESS
TRACE L. PEDERSON and LISA L. PEDERSON
P.O. BOX 47
CHILLOQUIN, OR 97624
NAME, ADDRESS, ZIP
TRACE L. PEDERSON and LISA L. PEDERSON
P.O. BOX 47
CHILLOQUIN, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of
I certify that the within instrument was
received for record on the
day of 19, at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 27 and 28, Block 4, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion of Lot 27 only by instrument recorded May 26, 1983 in Volume M83 at page 8277, Microfilm Records of Klamath County, Oregon.

The North 20 feet of Lot 27, Block 4, ORIGINAL CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being the 20 foot portion of Lot 27 that is parallel and adjacent to Lot 26 of said Block 4.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co the 30th day
of Aug A.D., 19 94, at 10:45 o'clock A.M., and duly recorded in Vol M94,
of _____ of Deeds on Page 27107.

Evelyn Biehn - County Clerk

FEE \$35.00

By Caroline Milladore