

KNOW ALL MEN BY THESE PRESENTS, That

KAY M. WHALEY and DELORES M. POLICH, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. BENDER and MARGARET K. BENDER, 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:

Lot 24, Block 31, HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 the 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 \$ 39,250.00

~~XXXXXX The actual consideration consists of or includes other property of value XXXXX or provided XXXXX is the whole or part of the consideration provided XXXXX. The sentence between the semicolons if not applicable should be deleted. XXXXX ORS 91.210 XXXXX~~

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 7 day of October, 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 Multnomah, ss.
October 7, 1994

KAY M. WHALEY
DELORES M. POLICH

Personally appeared the above named
KAY M. WHALEY
DELORES M. POLICH

DeLores M. Polich

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

Before me, Julie A. Street
Notary Public for Oregon
My commission expires: 11-6-94

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)



KAY M. WHALEY and DELORES M. POLICH
6216 SE 40TH
PORTLAND, OR 97202
GRANTOR'S NAME AND ADDRESS

JOHN A. BENDER and MARGARET K. BENDER
GRANTEE'S NAME AND ADDRESS

After recording return to:
JOHN A. BENDER and MARGARET K. BENDER
1101 Tamara Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JOHN A. BENDER and MARGARET K. BENDER
Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

Recording Officer
By _____ Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

State of Oregon

County of Klamath

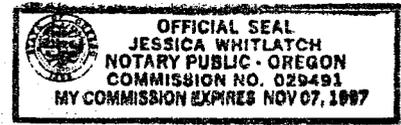
October 13, 1994

Personally appeared the above named Delores M. Polch,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Jessica Whitlatch
Notary Public for Oregon
My Commission expires: 11/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountian Title co the 13th day
of Oct A.D., 1994 at 3:47 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 32042

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. M... ..