

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol 1994 Page 37232

KNOW ALL MEN BY THESE PRESENTS, That
 JAMES A. HARTMAN, SR. and ESTHER HARTMAN, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 RAMON F. BENAVIDES and JEAN M. BENAVIDES, as tenants by the entirety, 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 5 in Block 3 of Tract No. 1055, SADDLE MOUNTAIN ESTATES, 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

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 \$ 69,000.00

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 5 day of December, 19 94;
 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, ss.
December 5, 19 94.

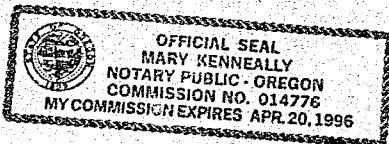
Personally appeared the above named
 JAMES A. HARTMAN, SR.
 ESTHER HARTMAN

James A. Hartman, Sr.
 JAMES A. HARTMAN, SR.
Esther Hartman
 ESTHER HARTMAN

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

Before me:

Mary Kenneally
 Notary Public for Oregon
 My commission expires:



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 A. HARTMAN, SR. and ESTHER HARTMAN

GRANTOR'S NAME AND ADDRESS

RAMON F. BENAVIDES and JEAN M. BENAVIDES
 15726 CHUKKAR DRIVE
 CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

RAMON F. BENAVIDES and JEAN M. BENAVIDES
 15726 CHUKKAR DRIVE
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

After recording return to:
 Unless a change is requested all tax statements shall be sent to the following address.

RAMON F. BENAVIDES and JEAN M. BENAVIDES
 15726 CHUKKAR DRIVE
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was
 received for record on the 7th
 day of Dec, 19 94,
 at 1:48 o'clock P. M., and recorded
 in book M94 on page 37232 or as
 file/reel number 92168
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Pauline Mulholland
 Recording Officer
 Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY