

02-24-95A09:00 RCD

WARRANT DEED

KNOW ALL MEN BY THESE PRESENTS, That

STEVEN BENNETT and JUDI BENNETT  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 ARTHUR MARC WHISLER and MICHELLE R. WHISLER, 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 laws against farming or forest practices as defined in ORS 30.930."

And 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 \$ 5,000.00  
~~Monetary consideration is hereby given to the grantee for the property described in this deed. The consideration is not to be used for any other purpose. The consideration is not to be used for any other purpose. The consideration is not to be used for any other purpose.~~

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 16th day of February, 1995; 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.  
 February 16, 1995

Personally appeared the above named

STEVEN BENNETT

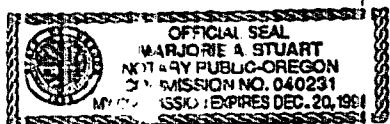
JUDI BENNETT

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

Before me

Mary Ann Adams  
 Notary Public for Oregon

My commission expires: 12/31/98



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)

STEVEN BENNETT and JUDI BENNETT

3515 CLAIRMONT MESA BLVD

SAN DIEGO, CA 92117

GRANTOR'S NAME AND ADDRESS

ARTHUR MARC WHISLER and MICHELLE R. WHISLER

14560 SPRAGUE RIVER ROAD

CHICOQUIL, OR 97624

GRANTOR'S NAME AND ADDRESS

ARTHUR MARC WHISLER and MICHELLE R. WHISLER

14560 SPRAGUE RIVER ROAD

CHICOQUIL, OR 97624

NAME ADDRESS ZIP

ARTHUR MARC WHISLER and MICHELLE R. WHISLER

14560 SPRAGUE RIVER ROAD

CHICOQUIL, 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.

Recording Officer

By Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

4085

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Northeast corner of NE1/4 of the SE1/4 of the SW1/4 of said Section 13; thence South 00 degrees 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE1/4 of the SE1/4 of the SW1/4; thence South 88 degrees 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE1/4 of the SE1/4 of the SW1/4; thence North 00 degrees 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE1/4 of the SE1/4 of the SW1/4; thence North 83 degrees 47' 09" East, on the North line thereof, 503.57 feet; thence North 45 degrees 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence south 44 degrees 52' 31" East, on said Southwest line, 50.00 feet; thence South 00 degrees 15' 57" West, 16.51 feet to the point on beginning.

TOGETHER WITH a 30 foot wide roadway easement for adjoining property owners use for ingress and egress over and across Parcel 1 to Parcel 2 of Minor Partition 77-83 in the SW1/4 of Section 15, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Said easement shall start at the Southeast corner of Parcel 1 adjacent to the Sprague River Highway and run Northwesterly parallel and adjacent to the South Boundary of the Sprague River Highway right of way line a distance of sixty feet, as more fully set forth in agreement recorded October 8, 1986 in Volume M86, page 18405, Microfilm Records of Klamath County, Oregon.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San DiegoOn 02/15/95

DATE

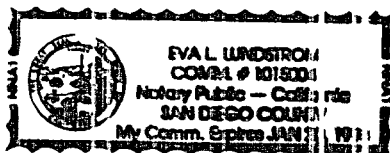
before me, Eva L. Lundstrom, Notary Public

NAME, TITLE OF OFFICER (E.G. JANE DOE, NOTARY PUBLIC)

personally appeared Steven Bennett and Judi Bennett

NAME(S) OF SIGNER(S)

☐ personally known to me - ☒ ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Eva L. Lundstrom  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

## CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLES

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

13

NUMBER OF PAGES

02/14/95

DATE OF DOCUMENT

SIGNER IS REPRESENTING:  
 NAME OF PERSON(S) OR ENTITIES

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON COUNTY OF KLAMATH

Filed for record at request of Mountain Title Co the 24th day  
 of Feb A.D. 1995 at 9:00 o'clock A.M., and duly recorded in Vol. 4084  
 of 1 Page

Fernetha G. Letsch, County Clerk

FEE \$40.00

By Eva L. Lundstrom