

## WARRANTY DEED

mte 35530-DS

MARYBETH HINES and RICHARD M. HINES and GREGORY SCOTT HINES and DAVID K. HINES,  
as tenants in common,  
Grantor(s) hereby grant, bargain, sell and convey to  
MARK D. BENSON,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 9 in Block 33, HOT SPRINGS ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 2085, KLAMATH FALLS, OR 97601

Dated this 28<sup>th</sup> day of June, 1995.

Mary Beth Hines by Gregory Scott Hines  
MARYBETH HINES her attorney in fact

Richard M. Hines  
RICHARD M. HINES

Gregory Scott Hines  
GREGORY SCOTT HINES

David K. Hines by Gregory Scott Hines  
DAVID K. HINES his attorney in fact

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 28 19 95

COUNTY OF Klamath

Personally appeared the above named

RICHARD M. HINES AND GREGORY SCOTT HINES, INDIVI-  
DUALY AND AS ATTORNEY-IN-FACT FOR MARYBETH HINES  
AND DAVID K. HINES

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

MARK D. BENSON

P.O. BOX 2085

KLAMATH FALLS, OR 97601

1995 Request for Deed

CLERK OF THE COUNTY

17096A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day  
of June A.D., 19 95 at 10:59 o'clock AM. and duly recorded in Vol. M95  
of Deeds on Page 17096.  
Bernetha G. Letsch County Clerk  
By Annette Mueller

FEE \$35.00

Unofficial Copy

