

NTC 35798 US

ROBERT R. COLAS and NELDA L. COLAS, or the survivor thereof,
 Grantor(s) hereby grant, bargain, sell and convey to
 NEAL T. BENSEL and KATHERINE BENSEL, husband and wife,
 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:
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 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:
 SEE ALSO EXHIBIT "A".
 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 \$ 51,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ,

Dated this 14 day of July, 1995

x Robert R. Colas
 ROBERT R. COLAS

x Nelda L. Colas
 NELDA L. COLAS

NOTARY ACKNOWLEDGEMENT

STATE OF Arizona ss. July 14 1995

COUNTY OF Maricopa

Personally appeared the above named

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Elaine Phillips
 Notary Public for Maricopa County

My commission expires Oct. 31, 1995

(seal)

Return to:
 NEAL T. BENSEL

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The Southerly 1/2 of Lot 17 in Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The Westerly 80 feet of the South 1/2 of TRACT 87, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: First Mortgage recorded September 28, 1978 in Volume M78, page 21597, Microfilm Records of Klamath County, Oregon in favor of State of Oregon and subsequently increased by another Mortgage recorded November 6, 1979 in Volume M79, page 26127, Microfilm Records of Klamath County, Oregon in favor of State of Oregon; Second Trust Deed recorded October 30, 1992 in Volume M92, page 25723, Microfilm Records of Klamath County, Oregon in favor of Eugene A. Scott and Donna M. Scott.

The Grantees herein hereby agree to assume and pay in full both the first and second Mortgage/Trust Deed described above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day
of July A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 18418

FEE \$35.00

By Bernetha G. Lersch County Clerk