

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48159
ESCROW NO: 27-23311
TAX ACCT. NO: 2309 12A 1800
MAP NO:

GRANTEE'S NAME AND ADDRESS:

SHERYLL L. BENSON
1187 SANBORN AVE.
EUGENE, OR 97404

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MARVIN N. MORSS Grantor,

conveys and warrants to:

SHERYLL L. BENSON, AN ESTATE IN FEE SIMPLE, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:

S1/2E1/2SE1/4NE1/4

TAX MAP NO: 2309-12A-1800

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN DEED DATED APRIL 14, 1977 AND
RECORDED JUNE 3, 1977 IN VOLUME M77, PAGE 9714, DEED RECORDS OF
KLAMATH COUNTY, OREGON.

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 consideration for this conveyance is \$15,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

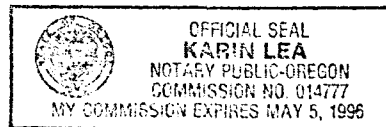
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 18th day of July, 1995.

GRANTOR(S):

Marvin N. Morss
MARVIN N. MORSS

By Robin Morss ATTORNEY IN FACT
ROBIN MORSS



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on July 18th, 1995,
by MARVIN N. MORSS ROBIN MORSS AS ATTORNEY IN FACT FOR
MARVIN N. MORSS

Karin Lea
Notary Public for Oregon

My commission expires: 05-05-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of July A.D., 19 95 at 3:31 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 18724

FEE \$30.00

Bernetha Q. Latsch, County Clerk
By Speth