

MTC 3517 MK

W. C. RANCH, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to
JOSEPH E. BENSON and ERIN P. BENSON, 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:

Parcel 2 of Land Partition 18-92 situated in Section 16, Township 40
South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.
TOGETHER WITH THAT CERTAIN EASEMENT Dated May 8, 1995 and recorded June
5, 1995 in Volume M95, at page 14709 in the Microfilm Records 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 \$ 82,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: .6623 VERDE VISTA KLAMATH FALLS, OR 97603

Dated this 20th day of Sept, 1995

W. C. RANCH, INC.

BY: JOHN W. DEY SECRETARY

State of Oregon

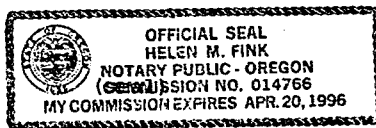
County of Klamath

The foregoing instrument was acknowledged before me this September 20
1995, by WC Ranch, Inc, President, and by JOHN W DEY,
Secretary of WC Ranch, Inc,
a Oregon corporation, on behalf of the corporation.

WITNESS My hand and official seal.

Helen M. Fink
Notary Public for Oregon

My Commission expires: 4/20/96



Return to:

JOSEPH E. BENSON
6623 VERDE VISTA
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Sept A.D., 19 95 at 10:55 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 26416

FEE \$30.00

Bernetha G. Leitch, County Clerk
Bernetha G. Leitch

09-29-95A10:55 RCVD