

19015
MTC 38176-DS

WARRANTY DEED

Vol. M96 Page 15932

CHRIS M. ROWAN,
Grantor(s) hereby grant, bargain, sell and convey to:
WARREN BENNER and KATHLEEN BENNER, 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:

The Southerly 40 feet of Lot 755 in Block 117, MILL3 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 \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5336 EASTWOOD, K. FALLS, OR. 97603

Dated this 31st day of May, 1996.

Chris M. Rowan
CHRIS M. ROWAN

Re-recorded to correct Block number in legal description.

NOTARY ACKNOWLEDGEMENT

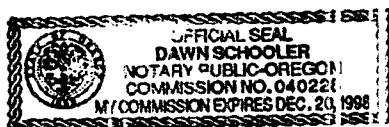
STATE OF Oregon SS. May 31 19 96

COUNTY OF Klamath

Personally appeared the above named _____

Chris M. Rowan

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38176-DS

Return to:

WARREN BENNER

5336 Eastwood
Klamath Falls, OR
97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 31st day of May A.D., 19 96
at 3:51 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 15932

Bernetha G Letsch, County Clerk

By Christy Russell

Deputy.

Fee, \$30.00