

19015 19296
MTC 38176-DS

WARRANTY DEED

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CHRIS H. 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, MILLS 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

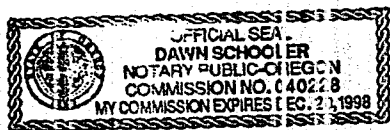
STATE OF Oregon SS. May 31 19 96

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 Chris Rowan

Deputy.

Fee, \$30.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 5th day of June A.D., 19 96 at 11:56 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 16503.

FEE \$10.00/RR

By Bernetha G. Letsch, County Clerk

Cheryl Russell



[Faint, illegible text, possibly a signature or stamp]

[Handwritten signature]

20 JUN 21 1996

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AMERICAN TITLE

AMERICAN TITLE

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