

WARRANTY DEED

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15932

CHRIS H. ROWAN,

NNY 31 P3:51

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Grantor(s) hereby gran:, bargain, sell and convey to:

WARREN BENNER and KATHLEILI 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: 5356 EASTWOOD, K.FAUS, OR. 97603

Dated this <u>31st</u> day of <u>May</u> , 19<u>96</u>.

Chris M. Rowan

May 31

Re-recorded to correct Block number in legal description. NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

Personally appeared the above named

Chris M. Rowan

and acknowledged the foregoing instrument to be here voluntary act.

SS.



(seal)

ESCROW NO. MT38176-DS

Return to: WARREN BENNER 5336 Eastwood Clamath Jalls, OR 97603

Before me: aun

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Notary Public for Oreg My commission expires 12/20/98

STATE OF OREGON, SS. County of Klamath

Filed for record at request of:

AmeriTitle

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