

19368

WARRANTY DEED

Vol. 1196 Page 16675

MTC 38207-PS

ERVIN L. KERSTEN AND NINCY L. KERSTEN, ALSO KNOWN AS ERVIN KERSTEN AND NANCY KERSTEN,

Grantor(s) hereby grant, bargain, sell and convey to:
JOSEPH BENSON and ERIN BENSON, as tenants by the entirety,
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:

Lot 15 and Lot 16 in Block 3 of CRES-DEL ACRES, FIRST ADDITION, 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 \$ 145,000.00.

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

Dated this 6th day of JUNE, 1996

Ervin L. Kersten
ERVIN L. KERSTEN

Nancy L. Kersten
NANCY L. KERSTEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

ss.

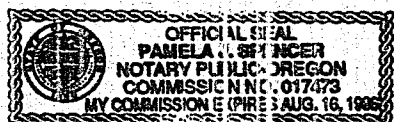
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1996

Personally appeared the above named Ervin L. Kersten

& Nancy L. Kersten

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38207-PS

Return to:

JOSEPH BENSON
6623 VERDA VISTA
KLAMATH FALLS, OR 97603

Before me:

Pamela L. Spencer

Notary Public for Oregon

My commission expires 8/16/96

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 7th day of June A.D., 19 96
at 10:26 o'clock A.M. and duly recorded
in Vol. 1196 of Deeds Page 16675

Bernetha G. Letsch, County Clerk

By

Cheryl Russell

Deputy.

Fee, \$30.00

96 JUN -7 AM:26