

20325



Vol. M96 Page 18706

WARRANTY DEED

#03044772
AFTER RECORDING RETURN TO:

ROBERT R. BEGG
MICHAELA A. BEGG
SUE L. NICKLIN
PO Box 48

Gene, OR 97627-0048

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVE

DEWEY F. BENNETT and KLARA H. BENNETT, hereinafter called
GRANTOR(S), convey(s) to ROBERT R. BEGG and MICHAELA A. BEGG,
husband and wife, and SUE L. NICKLIN, an unmarried individual,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 3, 4 and 5, Block 3, KLAMATH RIVER SPORTSMANS ESTATES, in
the County of Klamath, State of Oregon.

Code 21 Map 4008-17CA TL 1500
Code 52 Map 4008-17CA TL 1600
Code 52 Map 4008-17CA TL 1700

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$155,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of June, 1996.

DEWEY F. BENNETT

KLARA H. BENNETT

STATE OF OREGON, County of Klamath)ss.

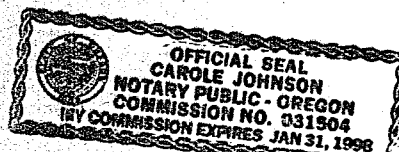
On this 21st day of June, 1996,

Personally appeared the above named DEWEY F. BENNETT and KLARA
H. BENNETT and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 24th day of June A.D., 19 96
at 11:43 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 18706

Bernetha G Letsch, County Clerk

By Carole Johnson Deputy.

Fee. \$30.00

96 JUN 24 AM 11:43

SN 113