

20623

WARRANTY DEED

Vol. M96 Page 19376

MTC 38354MS

LEILA S. TYRHOLM,

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

DANIEL O. BENSON and MICHELE MONSIE, with the rights of survivorship,

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 19 AND 20, TRACT NO. 1278, COLLIER LANE, ACCORDING TO THE OFFICIAL
 PLAN 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 CIS 30.930.

The true and actual consideration for this conveyance is \$ 275,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3518 COLLIER LANE, KLAMATH FALLS, OR 97603

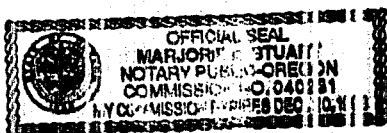
Dated this 27th day of June, 1996.

Leila S. Tyrholm
 LEILA S. TYRHOLM

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 27 19 96
 COUNTY OF Klamath
 Personally appeared the above named Leila S. Tyrholm

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT38354-M3

Return to:
 DANIEL O. BENSON
 3518 COLLIER LANE
 KLAMATH FALLS, OR 97603

Before me:

Marjorie Stuart

Notary Public for OregonMy commission expires 12-20-98

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

As per Title
 on this 28th day of June A.D. 19 96
 at 3:51 o'clock PM and duly recorded
 in Vol. M96 of Deeds Page 19376
 Bernetha G Letsch, County Clerk

B/

Cheryl Russell
 Deputy.

Fee, \$30.00